



AGENDA
FIRE APPEALS BOARD

City Hall - Council Chambers
6131 Taylorsville Road, Huber Heights, Ohio 45424
August 5, 2025
3:00 P.M.

1. Call Meeting To Order
2. Roll Call
3. Swearing in of Board Members/Oath of Office
4. Election of Chairperson
5. Adopt Rules and Procedures
6. Swearing of Witnesses
7. New Business
 - A. Case FA 25-01 - Appeal of outstanding violations for property located at 5150 Brandt Pike.
8. Additional Business
9. Adjournment

AI-11024

7. A.

Fire Appeals Board

Meeting Date: 08/05/2025

Agenda Item Description

Case FA 25-01 - Appeal of outstanding violations for property located at 5150 Brandt Pike.

Purpose and Background

Attachments

Staff Report

Fire Appeals Board

Staff Report for Meeting of August 5, 2025

To: Huber Heights Fire Appeals Board
From: Aaron K. Sorrell, Assistant City Manager *AKS*
Date: July 31, 2025
Subject: FA 25-01 5150 Brandt Pike (Bishnow)

APPELLANT/OWNER: Mark Bishnow – Appellant
Mark and Karen Bishnow - Owners
Bishco Inc
PO Box 24153
Dayton, OH 45424

ADDRESS/LOCATION: 5150 Brandt Pike

ZONING/ACREAGE: B-1 Commercial District / 0.49 acres

EXISTING LAND USE: Vacant Building

REQUEST: The appellant has filed an appeal (attached) in response to the Fire Official's Notice of Violation dated July 2, 2025.

Overview

On July 2, 2025, Assistant Chief Stiefel notified the appellant that the condition of the building located at 5150 Brandt Pike violates seven (7) Ohio Fire Code sections. Additionally, the condition of the building violates Chapter 1517 of the Huber Heights Code of Ordinances due to the Ohio Fire Code violations. The Notice of Violation is attached. The violations include:

- 1) Ohio Fire Code 315.3 Storage in buildings. Storage of materials in buildings shall be orderly, and stacks shall be stable. Storage of combustible materials shall be separated from heaters or heating devices by distance or shielding so that ignition cannot occur.

- 2) Ohio Fire Code 315.3.1 Ceiling clearance. Storage shall be maintained 2 feet (610 mm) or more below the ceiling in non-sprinklered areas of buildings or not less than 18 inches (457 mm) below sprinkler head deflectors in sprinklered areas of buildings.
- 3) Ohio Fire Code 703.1.3 Fire walls, fire barriers and fire partitions. Required fire walls, fire barriers and fire partitions shall be maintained to prevent the passage of fire. Openings protected with approved doors or fire dampers shall be maintained in accordance with NFPA 80 as listed in rule 1301:7-7-80 of the Administrative Code.
- 4) Ohio Fire Code 110.1.1 Unsafe conditions. Structures or existing equipment that are or hereafter become unsafe or deficient because of inadequate means of egress or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or which involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. A vacant structure that is not secured against unauthorized entry as required by paragraph (K)(311) of rule 1301:7-7-03 of the Administrative Code shall be deemed unsafe.
- 5) Ohio Fire Code 110.1.2 Structural hazards. Where an apparent structural hazard is caused by the faulty installation, operation or malfunction of any of the items or devices governed by this code, the fire code official shall immediately notify the building code official in accordance with paragraph (J)(1)(110.1) of this rule.
- 6) Ohio Fire Code 311.2.1 Security. Exterior and interior openings accessible to other tenants or unauthorized persons shall be boarded, locked, blocked or otherwise protected to prevent entry by unauthorized individuals. The fire code official is authorized to placard, post signs, erect barrier tape or take similar measures as necessary to secure public safety.
- 7) Ohio Fire Code 311.3 Removal of combustibles. Persons owning, or in charge or control of, a vacant building or portion thereof, shall remove therefrom all accumulations of combustible materials, flammable or combustible waste or rubbish and shall securely lock or otherwise secure doors, windows and other openings to prevent entry by unauthorized persons. The premises shall be maintained clear of waste or hazardous materials.
- 8) In addition to the Ohio Fire Code violations, the occupant is in violation of The City of Huber Heights Ordinances 1517.01, 1517.02. City of Huber Heights Ordinance 1517.03 states, "If an occupant of a building creates conditions in violation of the Ohio Fire Code, by virtue of storage, handling and use of substances, materials, devices and appliances, he shall be responsible for the abatement of such hazardous conditions."

The Notice of Violation was issued because of an onsite inspection that occurred on April 23, 2025, after an Administrative Search Warrant was obtained through the Montgomery County Municipal Court, Eastern Division.

Inspection History

The inability to access this building to perform required annual fire inspections has been ongoing since 2020. However, the observed conditions of the building have continued to deteriorate, and the potential fire load has increased. These worsening conditions, coupled with an increasing amount of internally stored materials and a lack of response from the owners, led the Fire Department to obtain a Warrant and ultimately issue the violations.

Past inspection reports (attached):

- October 20, 2020 – According to the inspection notes, the building appeared to be okay from an outside visual inspection. “vacant inspected from outside app appears to be ok”
- August 2, 2022 – Inspection notes: “Occupancy appears to be vacant. Windows and doors are boarded.”
- March 22, 2023 – Inspection notes: “Occupancy is vacant, it appears that there is a large fire load inside this building. Also the roof is wavy and appears weak.”
- May 8, 2024 – Inspection note: “Occupancy appears to be vacant.”

On or about May 30, 2024, the Fire Inspector notified the Fire Chief about observing a large fire load through windows that were no longer boarded. The Fire Department then began to investigate the building further.

The Fire Inspector attempted to contact the owners to schedule a follow-up inspection numerous times with no success:

- September 10, 2024 – emailed the building owner, Mark Bishnow
- September 13, 2024 – left a phone message with the building owner, Karen Bishnow
- September 25, 2024 – Attempted to leave a message with Mark Bishnow
- September 25, 2024 – Left a message with Karen Bishnow to schedule an inspection
- November 5, 2024 – emailed the owner to schedule an inspection
- February 3, 2025 – Left a message with Karen Bishnow to schedule an inspection
- March 10, 2025 – Sent a certified letter to the Bishnow residence; the letter was never claimed
- April 15, 2025 – left a voicemail indicating the Fire Department would seek a warrant to gain entry to inspect the building

April 23, 2025 Inspection Results

On April 23, 2025, the Huber Heights Fire Department performed an inspection, with assistance from the Montgomery County Building and Regulations Division, the Huber Heights Police Department and the Dayton Bomb Squad.

That inspection (attached) led to the July 2, 2025, Notice of Violation from the Fire Department. Additionally, Montgomery County declared the building to violate section 109.4 of the 2024 Ohio Building Code – Unsafe Building.

Staff Recommendation

It is clear from the inspection reports and attached photographs that the violations outlined in the July 2, 2025, Official Notice of Violation are present, and the building and its contents are a violation of the Fire Code and the Ohio Building Code.

The appellant and building owner have repeatedly demonstrated an unwillingness to cooperate with the Fire Department and willfully ignored their obligations to maintain a safe building per the Fire Code.

It is the staff's opinion that this appeal is without merit and should be denied.

Fire Appeals Board Action

The Fire Appeals Board may take the following actions with a motion to:

- 1) Grant the appeal in whole or in part.
- 2) Deny the appeal.
- 3) Table the appeal to gather additional information.

Attachments:

1. Appeal letter
2. Official Notice of Violation letter
3. Search warrant information
4. April 23, 2025 Inspection report
5. November 4, 2024 drone photos
6. Past Fire Inspection Reports

BISHCO INC.
PO BOX 24153
DAYTON, OH 45424
937-236-4127

July 12, 2025

City of Huber Heights
Division of Fire
7008 Brandt Pike
Huber Heights OH 45424
Attn: Asst Chief Ken Stiefel
Via email to KStiefel@hhoh.org

RE: 5150 Brandt Pike – Outstanding Fire-Safety Violations

Mr. Steifel,

I have received your email dated July 2, 2025 providing 10 calendar days in which to file an appeal as set forth in your email. Thank you for taking the time to meet with me on July 22, 2025 after my meeting with Mr. John Russell, regarding the storage property at 5150 Brandt. Your department has been unable to provide the official form of appeal as stated in Codified Ordinance 1517.09. To meet the 10 day deadline, you requested that I send you an email requesting such appeal in writing.

This letter is to serve as notice of my official appeal. Many of the items listed in the violations have already been addressed. I will continue to address each item of concern. Please acknowledge receipt of this official notice of appeal.

Regards,

Mark Bishnow
Bishco, Inc.
937-371-0427
bishcoinc@gmail.com



City of Huber Heights
Division of Fire
7008 Brandt Pike
Huber Heights, OH
45424

937.233.1564
www.hhoh.org

Official Notice of violation

July 02, 2025

Via Certified Mail & Ordinary Mail

Mark Bishnow
PO Box 24153
Huber Heights, Ohio 45424

Re: 5150 Brandt Pike – Outstanding Fire-Safety Violations

Mr. Bishnow,

On April 23, 2025, the Huber Heights Fire Division, acting under Administrative Warrant No. 25-124, conducted an annual fire-safety inspection of the premises located at 5150 Brandt Pike. A written notice of violations dated April 29, 2025, required you to correct the hazards before a scheduled re-inspection on May 29, 2025. During that re-inspection the Fire Division determined that multiple violations of the Ohio Fire Code and the Huber Heights Codified Ordinances remain uncorrected, as outlined below:

- 1) Ohio Fire Code 315.3 Storage in buildings. Storage of materials in buildings shall be orderly, and stacks shall be stable. Storage of combustible materials shall be separated from heaters or heating devices by distance or shielding so that ignition cannot occur.
- 2) Ohio Fire Code 315.3.1 Ceiling clearance. Storage shall be maintained 2 feet (610 mm) or more below the ceiling in non-sprinklered areas of buildings or not less than 18 inches (457 mm) below sprinkler head deflectors in sprinklered areas of buildings.
- 3) Ohio Fire Code 703.1.3 Fire walls, fire barriers and fire partitions. Required fire walls, fire barriers and fire partitions shall be maintained to prevent the passage of fire. Openings protected with approved doors or fire dampers shall be maintained in accordance with NFPA 80 as listed in rule 1301:7-7-80 of the Administrative Code.
- 4) Ohio Fire Code 110.1.1 Unsafe conditions. Structures or existing equipment that are or hereafter become unsafe or deficient because of inadequate means of egress or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or which involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. A vacant structure that is not secured against unauthorized entry as required by paragraph (K)(311) of rule 1301:7-7-03 of the Administrative Code shall be deemed unsafe.
- 5) Ohio Fire Code 110.1.2 Structural hazards. Where an apparent structural hazard is caused by the faulty installation, operation or malfunction of any of the items or devices governed by this code, the fire code official shall immediately notify the building code official in accordance with paragraph (J)(1)(110.1) of this rule.
- 6) Ohio Fire Code 311.2.1 Security. Exterior and interior openings accessible to other tenants or unauthorized persons shall be boarded, locked, blocked or otherwise protected to prevent

entry by unauthorized individuals. The fire code official is authorized to placard, post signs, erect barrier tape or take similar measures as necessary to secure public safety.

- 7) Ohio Fire Code 311.3 Removal of combustibles. Persons owning, or in charge or control of, a vacant building or portion thereof, shall remove therefrom all accumulations of combustible materials, flammable or combustible waste or rubbish and shall securely lock or otherwise secure doors, windows and other openings to prevent entry by unauthorized persons. The premises shall be maintained clear of waste or hazardous materials.
- 8) In addition to the Ohio Fire Code violations, the occupant is in violation of The City of Huber Heights Ordinances 1517.01, 1517.02. City of Huber Heights Ordinance 1517.03 states, "If an occupant of a building creates conditions in violation of the Ohio Fire Code, by virtue of storage, handling and use of substances, materials, devices and appliances, he shall be responsible for the abatement of such hazardous conditions."

Because you have failed to correct these hazards, you are in continuing violation of Chapter 1517 of the Codified Ordinances. Pursuant to §1517.07, the Fire Division will request the City Law Director to institute appropriate legal proceedings to restrain, correct, or abate these violations. Each day a violation continues constitutes a separate minor-misdemeanor offense punishable by a fine of up to one hundred dollars (\$100.00) under §1517.99.

You may appeal this Notice of Violation within ten (10) calendar days of its date. Appeal procedures are set forth in Codified Ordinance § 1517.09. Filing an appeal does not stay any court citation has been issued by the Fire Official responsible for the enforcement of the Huber Heights Fire Code.

All correspondence, documentation, and requests must be directed to Assistant Chief Ken Stiefel, Fire Official, Huber Heights Fire Division, 7008 Brandt Pike, Huber Heights, Ohio 45424, with a copy to the Huber Heights Law Director, Chris Conard, Coolidge Wall Co., L.P.A., 33 West First Street, Dayton, Ohio 45402.

Sincerely,



Ken Stiefel
Administrative Assistant Chief / Fire Official
Huber Heights Fire Division



City of Huber Heights
Division of Fire
7008 Brandt Pike
Huber Heights, OH
45424

937.233.1564
www.hhoh.org

Official Notice

April 29, 2025

Mark Bishnow
PO Box 24153
Huber Heights, Ohio 45424

Mr. Bishnow,

On April 23, 2025, an Administrative Warrant was served on your property at 5150 Brandt Pike, by Huber Heights Fire Division with assistance from Montgomery County Building Regulations, to perform an annual fire inspection. As a result of this inspection the following violations were found:

- 1) **Ohio Fire Code 315.3 Storage in buildings.** Storage of materials in buildings shall be orderly and stacks shall be stable. Storage of combustible materials shall be separated from heaters or heating devices by distance or shielding so that ignition cannot occur.

The storage inside this building is not orderly or stable. Please correct this issue.

- 2) **Ohio Fire Code 315.3.1 Ceiling clearance.** Storage shall be maintained 2 feet (610 mm) or more below the ceiling in nonsprinklered areas of buildings or not less than 18 inches (457 mm) below sprinkler head deflectors in sprinklered areas of buildings.

Please maintain storage that is not next to the wall at 2 feet below the ceiling.

- 3) **Ohio Fire Code 505.1 Address identification.** New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall not be less than 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

The address numbers have deteriorated to the point where they are unreadable. Please place new address numbers that are visible from the main roadway. The numbers must be on a contrasting background. Each number must be a minimum of 4 inches high and 1/2 inch wide.

- 4) **Ohio Fire Code 703.1.3 Fire walls, fire barriers and fire partitions.** Required fire walls, fire barriers and fire partitions shall be maintained to prevent the passage of fire. Openings protected with approved doors or fire dampers shall be maintained in accordance with NFPA 80 as listed in rule 1301:7-7-80 of the Administrative Code.

Notice of Code Violation and Required Remediation

Please be advised that the Montgomery County Building Regulations Department has determined that your property is in violation of Section 109.4 of the 2024 Ohio Building Code, pertaining to Unsafe Buildings. In accordance with this determination, all violations cited by Montgomery County must be corrected within ten (10) days of receipt of this notice.

Additionally, violations identified by the Huber Heights Fire Division are to be remedied prior to reinspection, which will occur thirty (30) days from the date of this letter. Following the expiration of the ten-day compliance period for the Montgomery County violations, the Huber Heights Fire Division will monitor whether there are any outstanding or uncorrected issues.

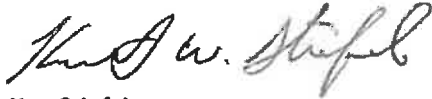
Failure to comply with the timelines specified may result in further enforcement actions as permitted under applicable codes and regulations.

This notice has been mailed to:

8800 Taylorsville Road, Huber Heights, Ohio 45424,

PO Box 24153, Huber Heights, Ohio 45424

and via email to bishcoinc@gmail.com.

A handwritten signature in black ink, appearing to read "Ken Stiefel". The signature is fluid and cursive, with the first name "Ken" and last name "Stiefel" clearly distinguishable.

Ken Stiefel

Administrative Assistant Chief

Huber Heights Fire Division

**SEARCH WARRANT
(FIRST PAGE OF TEN PAGES)**

**City of Huber Heights, Montgomery County Ohio
Montgomery County Municipal Court, Eastern Division
Montgomery County, OHIO**

THE STATE OF OHIO, City of Huber Heights, SS:

TO: Fire Safety Inspector Doug Baumgartner of the City of Huber Heights Division of Fire, Tony Wenzler Chief Building Official of Montgomery County, City of Huber Heights Police Division, City of Huber Heights Zoning Administrator Don Millard, and any and all members of such agencies.

GREETINGS:

Whereas there has been filed with me an affidavit, of which the following is a copy:

FILED
MUNICIPAL COURT
EASTERN DIVISION
2025 APR 23 PM 1:40

I hereby certify this to be a true and correct copy.
Witness my hand and seal this 23rd day of April 2025
MJ H, Clerk
Clerk of Municipal Court, Eastern Division,
Montgomery County, Ohio
By [Signature] Deputy

**IN THE MONTGOMERY COUNTY MUNICIPAL COURT, EASTERN DIVISION
MONTGOMERY COUNTY, OHIO**

STATE OF OHIO	:	
	:	
CITY OF HUBER HEIGHTS	:	SS
	:	AFFIDAVIT FOR
	:	SEARCH WARRANT

I, Douglas Baumgartner, being sworn and duly cautioned, state as follows:

1. I am currently employed by City of Huber Heights Division of Fire as a Certified Fire Safety Inspector. I have been so employed since June 28, 2021. Prior to being appointed to my current position, I retired as a Fire Lieutenant with the City of Moraine.

2. I am a Fire Safety Inspector, certified by the Department of Public Safety. I am also Fire Protection Inspector, certified by the State of Ohio.

3. The Division is responsible for enforcing the various fire safety/hazard abatement portions of the Ohio Revised Code (R.C.), including Chapter 3737 and all portions of the Ohio Fire Code (OFC) at all locations in the City of Huber Heights.

4. As a Certified Fire Safety Inspector, my job responsibilities include conducting fire safety inspections for new construction and existing buildings and structures. Typically, it is my responsibility to identify hazardous conditions within structures within Huber Heights.

5. The building located at 5150 Brandt Pike, Huber Heights, Ohio 45424

6. On or about September 10, 2024 Inspector Baumgartner emailed the building owner, Mark Bishnow to attempt to schedule a fire inspection for the property located at 5150 Brandt Pike, Huber Heights, Ohio 45424

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MUNICIPAL COURT
EASTERN DIVISION
2025 APR 23 PM 1:40

7. On September 13, 2024 inspector Baumgartner left a phone message with “Karen” at 937-236-4127 for attempts to schedule an inspection for the property located at 5150 Brandt Pike, Huber Heights, Ohio 45424
8. On September 25, 2024 inspector Baumgartner attempted to leave a voicemail message to schedule an inspection, however the mailbox was full at 937-371-0427.
9. On September 25, 2024 inspector Baumgartner left a message with Karen at 937-236-4127 asking for Mr. Bishnow to return call to schedule a fire inspection.
10. On November 5, 2024 inspector Baumgartner sent an email requesting to schedule an email for fire inspection at 5150 Brandt Pike Huber Heights, Ohio 45424.
11. On February 3, 2025 inspector Baumgartner tried to contact and leave a voicemail at 937-371-0427, but voicemail was full.
12. On February 3, 2025 inspector Baumgartner called 937-236-4127 to schedule a fire inspection at 5150 Brandt Pike, Karen answered and said she would pass message on.
13. On March 10, 2025 a certified letter was attempted to be sent to 8800 Taylorsville Road, Huber Heights, Ohio 45424, as according to the County Auditor website this is a residence for Mark Bishnow, the certified letter was never claimed.
14. On April 15, 2025, a voicemail was left at 937-236-4127 notifying “Bishco” that we are seeking access to the building at 5150 Brandt Pike,

and that we would be seeking an administrative warrant if we cannot schedule access into the building.

15. The following conditions are observed on the outside of the structure:
- A. Pieces of roof and or façade are in disrepair and falling off building.
 - B. Sign board located on top of the roof has fallen and later and unknown person(s) removed.
 - C. Looking through the windows, it appears that part of the ceiling or roof has collapsed or fallen into the building.
 - D. Looking through windows seems there is an excessive amount of storage within the building.

16. I believe, after evaluation of the facts of this case that the issuance of an Administrative Warrant is necessary to allow Division Inspectors to inspect construction and life safety features for the existence of conditions which may be or become hazardous to the public health, safety or welfare or otherwise could be violations of Ohio law. Without such an inspection, the structures, or portions thereof, or the premises at 5150 Brandt Pike, Huber Heights, Ohio present a risk of fire or explosion and may cause harm to persons occupying the structures on the property or responding to an emergency.

A handwritten signature in cursive script, reading "Douglas Baumgartner", written in dark ink.

Douglas Baumgartner

Sworn to before me, and subscribed in my presence, this 22nd day of April

2025 @ 11:30 AM

A handwritten signature in dark ink, appearing to be 'J. R. [unclear]', written over a horizontal line.

Judge
Montgomery County Municipal Court,
Eastern Division

IN THE MONTGOMERY COUNTY MUNICIPAL COURT, EASTERN
DIVISION
MONTGOMERY COUNTY, OHIO

WARRANT TO CONDUCT ADMINISTRATIVE SEARCH

STATE OF OHIO :
City of Huber Heights : SS CASE NO.

TO: The authorized representatives of the Huber Heights Division of Fire, the Huber Heights Police Division, The Montgomery County Office of Building Regulations, and such other persons as are necessary and proper to carry out the dictates of this warrant.

WHEREAS, there has been filed before me an Application for the Issuance of an Administrative Search Warrant and one Affidavit requesting a Warrant, the contents of which are hereby incorporated by reference and made a part hereof, based upon a finding by this Court that there is an administrative necessity and reasonable belief of substantial threat to public health or safety at the following described premises ---

5150 Brandt Pike
Huber Heights, Ohio 45424

THEREFORE, you are hereby authorized in the name of the State of Ohio, during the daylight hours, to serve this warrant within three (3) working days from the issuance of this Order and remove all obstacles to entering and to enter said premises, to conduct an administrative inspection/investigation. This Administrative Search Warrant includes the authority to enter and reenter as needed during daylight hours, upon the premises described above to conduct an administrative investigation/inspection on said premises to ascertain the presence of unsanitary conditions, basic safety elements including assessing

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EASTERN DIVISION
2025 APR 29 PM 1:40

the integrity of the structure, the installation and maintenance of its fire protection, electrical and other building systems, unapproved heating system installed, and its egress provisions, the usage and occupancy of the structure and grounds , the storage of materials at the site and/or discovery of any other potential fire hazards at the site, and to perform such other acts as are necessary including, but not limited to, the following:

- (1) Visually inspect, sample, observe, videotape, measure, monitor, photograph, and record in a reasonable manner all rooms and/or portions of 5150 Brandt Pike, Huber Heights, Ohio, Montgomery County including inside and about the walls, hallways, rooms, attic areas, storage areas, pipes, electrical receptacles, electrical, plumbing and mechanical systems and equipment, behind, below or above fixtures, above the ceiling, on the roof, behind, below or above furniture, boxes and other such obstacles, inside cabinets, on shelves and other storage devices, inside or outside the building and about the property, and to utilize and install such equipment and/or tools necessary to conduct such inspections, samplings, observations, videotaping, measuring, monitoring, photographing, and recording to determine compliance or achieve the purposes of Chapter 3737 and 3781 of the Revised Code and the Ohio Fire Code, the Fire Prevention Code of the City of Huber Heights and as incorporated by reference and/or referenced in R.C. §3781.03, the Ohio Building Code; and
- (2) Perform such further acts that are reasonably related to determine compliance with or achieve the purposes of Chapters 3737 and 3781 of the Revised Code and

the Ohio Fire Code, and as incorporated by reference and/or referenced in R.C.
§3781.03, the Ohio Building Code.

YOU ARE HEREBY COMMANDED to conduct an administrative
inspection/investigation of the above-named property and its vicinity in the manner
described herein, serving this warrant, leaving a copy of this warrant and a receipt for any
samples taken, and within ten (10) days prepare a written inventory of any samples taken
and a written report of your inspection which shall be returned with this warrant to this
Court following execution thereon. Photographic evidence collected during the course of
this search may be retained by the parties obtaining such evidence.

Given under my hand this 22 day of April, 2025
at 11:30 o'clock A.M.



JUDGE

IN THE MONTGOMERY COUNTY MUNICIPAL COURT, EASTERN
DIVISION
MONTGOMERY COUNTY, OHIO

STATE OF OHIO :
 :
CITY OF HUBER HEIGHTS :

SS

FILED
MUNICIPAL COURT
EASTERN DIVISION
2025 APR 23 PM 1:41

RETURN OF ADMINISTRATIVE SEARCH WARRANT

I, Fire Inspector Doug Baumgartner, duly authorized representative of the City of Huber Heights Division of Fire, received within Warrant on the 22nd day of April 2025, served the Warrant on the 23rd day of April, 2025 and while at the premises, described in said Warrant as 5150 Brandt Pike, Huber Heights, Ohio, Montgomery County, inspected the premises in accordance with the life safety provisions of Ohio Revised Code sections 3737.41 through 3737.51, sections 3731.09 through 3731.99, and the Ohio Fire Code portions of the Ohio Administrative Code.

No samples or items were removed from the above described premises during the execution of the Warrant. Inspectors took photographs of the above described premises. Inspectors observed violations of the life safety provisions of the Ohio Revised Code and violations of the Ohio Fire Code, and the Huber Heights Fire Prevention Code at the above described premises.

AFFIANT

SWORN TO IN MY PRESENCE, and Return of this Warrant was made to the undersigned this 23rd day of April, 2025 at 1:41 o'clock PM.



Clerk/Deputy Clerk,
Montgomery County Municipal Court,
Eastern Division

MATHIAS H. HECK, JR.
Prosecuting Attorney
Montgomery County, Ohio

INVENTORY AND RECEIPT

IN THE MATTER OF APPLICATION FOR A SEARCH WARRANT FOR:

5150 Brandt Pike, Huber Heights, Montgomery County, Ohio, 45424.

On 04/23/25, received from Detective BANGHEIMER the following property:

No property taken

FILED COURT
MUNICIPAL DIVISION
2025 APR 23 PM 1:41



Huber Heights Fire Division

Inspection Report

Vacant - 5150 BRANDT PIKE, BLDG 5150 Brandt, HUBER HEIGHTS OH 45424

7008 Brandt Pike

INSPECTION DETAILS

Inspection Date	Inspection Type	Inspection Number		
04/23/2025	Annual	27302		
Lead Inspector	Shift	Station	Unit	
DOUG BAUMGARTNER	N/A	N/A	N/A	
Other Inspectors				
N/A				

SUMMARY OF INSPECTION

☑ 73 ⊗ 8 ⊘ 1
Passed codes Failed codes N/A codes

NEXT STEPS

Please direct questions about your inspection to:
DOUG BAUMGARTNER
dbaumgartner@hhoh.org

Reinspection Date
05/28/2025

FEE

Invoice Date	Inspection Fee	Date Paid	Amount Paid
N/A			
Invoice Number	Check Number	Transaction Number	
N/A	N/A	N/A	

GENERAL NOTES

DOUG BAUMGARTNER - 04/23/2025 @ 14:48

In addition to the Ohio Fire Code violations, the occupant is in violation of The City of Huber Heights Ordinances 1517.01, 1517.02, City of Huber Heights Ordinance 1517.03 states, "If an occupant of a building creates conditions in violation of the Ohio Fire Code, by virtue of storage, handling and use of substances, materials, devices and appliances, he shall be responsible for the abatement of such hazardous conditions."

SIGNATURES

Contact signature

Inspector signature

No signature
Person not available for signature

Mark & Karen Bishnow

Date: _____

DOUG BAUMGARTNER

04/25/2025

CHECKLISTS

Annual Inspection

Status	Code	Description
N/A	1003.6	
⊘		The path of egress travel along a means of egress shall not be interrupted by a building element other than a means of egress component as specified in this rule. Obstructions

shall not be placed in the minimum width or required capacity of a means of egress component except projections permitted by this rule. The minimum width or required capacity of a means of egress system shall not be diminished along the path of egress travel

Pass



1004.3

Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or the owner's authorized agent.

Pass



1010.1.10

Doors serving a Group H occupancy and doors serving rooms or spaces with an occupant load of 50 or more in a Group A or E occupancy shall not be provided with a latch or lock other than panic hardware or fire exit hardware. Exceptions: 1. A main exit of a Group A occupancy shall be permitted to be locking in accordance with paragraph (J)(1)(i)(iii)(1010.1.9.3), Item 2 of this rule. 2. Doors serving a Group A or E occupancy shall be permitted to be electromagnetically locked in accordance with paragraph (J)(1)(i)(ix)(1010.1.9.9) of this rule. Electrical rooms with equipment rated 1,200 amperes or more and over 6 feet (1829 mm) wide, and that contain over-current devices, switching devices or control devices with exit or exit access doors, must be equipped with panic hardware or fire exit hardware. The doors shall swing in the direction of egress travel

Pass



1010.1.9

Except as specifically permitted by this paragraph egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort. Exception: A temporary door locking device that is approved by the building official and noted on the certificate of occupancy in accordance with section 1010.4 of the building code as listed in rule 1301:7-7-80 of the Administrative Code, and that is used in accordance with section 1010.4.1 of the building code as listed in rule 1301:7-7-80 of the Administrative Code

Pass



1010.1.9.1

Door handles, pulls, latches, locks and other operating devices on doors required to be accessible by Chapter 11 of the building code as listed in rule 1301:7-7-80 of the Administrative Code shall not require tight grasping, tight pinching or twisting of the wrist to operate. Exception: A temporary door locking device that is approved by the building official and noted on the certificate of occupancy in accordance with section 1010.4 of the building code as listed in rule 1301:7-7-80 of the Administrative Code, and that is used in accordance with section 1010.4.1 of the building code as listed in rule 1301:7-7-80 of the Administrative Code

Pass



1010.1.9.3

Locks and latches shall be permitted to prevent operation of doors where any of the following exist: (a) Places of detention or restraint. (b) In buildings in occupancy Group A having an occupant load of 300 or less, Groups B, F, M and S, and in places of religious worship, the main door or doors are permitted to be equipped with key-operated locking devices from the egress side provided: (i) The locking device is readily distinguishable as locked. (ii) A readily visible durable sign is posted on the egress side on or adjacent to the door stating: "THIS DOOR TO REMAIN UNLOCKED WHEN THIS

SPACE IS OCCUPIED." The sign shall be in letters 1 inch (25 mm) high on a contrasting background. (iii) The use of the key-operated locking device is revocable by the fire code official for due cause. (c) Where egress doors are used in pairs, approved automatic flush bolts shall be permitted to be used, provided that the door leaf having the automatic flush bolts does not have a doorknob or surface-mounted hardware. (d) Doors from individual dwelling or sleeping units of Group R occupancies having an occupant load of 10 or less are permitted to be equipped with a night latch, dead bolt or security chain, provided such devices are openable from the inside without the use of a key or tool. (e) Fire doors after the minimum elevated temperature has disabled the unlatching mechanism in accordance with listed fire door test procedures. (f) A temporary door locking device that is approved by the building official and noted on the certificate of occupancy in accordance with section 1010.4 of the building code as listed in rule 1301:7-7-80 of the Administrative Code, and that is used in accordance with section 1010.4.1 of the building code as listed in rule 1301:7-7-80 of the Administrative Code

Pass



1010.1.9.4

Manually operated flush bolts or surface bolts are not permitted. Exceptions: 1. On doors not required for egress in individual dwelling units or sleeping units. 2. Where a pair of doors serves a storage or equipment room, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf. 3. Where a pair of doors serves an occupant load of less than 50 persons in a Group B, F or S occupancy, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf. The inactive leaf shall not contain doorknobs, panic bars or similar operating hardware. 4. Where a pair of doors serves a Group B, F or S occupancy, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf provided such inactive leaf is not needed to meet egress capacity requirements and the building is equipped throughout with an automatic sprinkler system in accordance with paragraph (C)(3)(a)(i)(903.3.1.1) of rule 1301:7-7-09 of the Administrative Code. The inactive leaf shall not contain doorknobs, panic bars or similar operating hardware. 5. Where a pair of doors serves patient care rooms in Group I-2 occupancies, self latching edge or surface-mounted bolts are permitted on the inactive leaf provided that the inactive leaf is not needed to meet egress capacity requirements and the inactive leaf shall not contain doorknobs, panic bars or similar operating hardware

Pass



1010.1.9.5

The unlatching of any door or leaf shall not require more than one operation. Exceptions: 1. Places of detention or restraint. 2. Where manually operated bolt locks are permitted by paragraph (J)(1)(i)(iv)(1010.1.9.4) of this rule. 3. Doors with automatic flush bolts as permitted by paragraph (J)(1)(i)(iii)(1010.1.9.3), item 3 of this rule. 4. Doors from individual dwelling units and sleeping units of Group R occupancies as permitted by paragraph (J)(1)(i)(iii)(1010.1.9.3), item 4 of this rule. 5. A temporary door locking device that is approved by the building official and noted on the certificate of occupancy in accordance with section 1010.4 of the building code as listed in rule 1301:7-7-80 of the Administrative Code, and that is used in accordance with section 1010.4.1 of the building code as listed in rule 1301:7-7-80 of the Administrative Code

Pass



1010.1.9.7

Delayed egress locking systems, shall be permitted to be installed on doors serving any occupancy except Group A, E

and H in buildings that are equipped throughout with an automatic sprinkler system in accordance with paragraph (C)(3)(a)(i)(903.3.1.1) of rule 1301:7-7-09 of the Administrative Code or an approved automatic smoke or heat detection system installed in accordance with paragraph (G)(907) of rule 1301:7-7-09 of the Administrative Code. The locking system shall be installed and operated in accordance with all of the following: (a) The delay electronics of the delayed egress locking system shall deactivate upon actuation of the automatic sprinkler system or automatic fire detection system, allowing immediate, free egress. (b) The delay electronics of the delayed egress locking system shall deactivate upon loss of power controlling the lock or lock mechanism, allowing immediate free egress. (c) The delayed egress locking system shall have the capability of being deactivated at the fire command center and other approved locations. (d) An attempt to egress shall initiate an irreversible process that shall allow such egress in not more than 15 seconds when a physical effort to exit is applied to the egress side door hardware for not more than 3 seconds. Initiation of the irreversible process shall activate an audible signal in the vicinity of the door. Once the delay electronics have been deactivated, rearming the delay electronics shall be by manual means only. Exception: Where approved, a delay of not more than 30 seconds is permitted on a delayed egress door. (e) The egress path from any point shall not pass through more than one delayed egress locking system. Exception: In Group I-2 or I-3 occupancies, the egress path from any point in the building shall not pass through more than two delayed egress locking systems provided the combined delay does not exceed 30 seconds. (f) A sign shall be provided on the door and shall be located above and within 12 inches (305mm) of the door exit hardware. (i) For doors that swing in the direction of egress, the sign shall read: "PUSH UNTIL ALARM SOUNDS. DOOR CAN BE OPENED IN 15 [30] SECONDS." (ii) For doors that swing in the opposite direction of egress, the sign shall read: "PULL UNTIL ALARM SOUNDS. DOOR CAN BE OPENED IN 15 [30] SECONDS." (iii) The sign shall comply with the visual character requirements in ICC A117.1 as listed in rule 1301:7-7-80 of the Administrative Code. Exception: Where approved, in Group I occupancies, the installation of a sign is not required where care recipients who, because of clinical needs, require restraint or containment as part of the function of the treatment area. (g) Emergency lighting shall be provided on the egress side of the door. (h) The delayed egress locking system units shall be listed in accordance with UL 294 as listed in rule 1301:7-7-80 of the Administrative Code

Pass



1010.1.9.8

The electric locks on sensor-released doors located in a means of egress in buildings with an occupancy in Groups A, B, E, I-1, I-2, I-4, M, R-1 or R-2 and entrance doors to tenant spaces in occupancies in Groups A, B, E, I-1, I-2, I-4, M, R-1 or R-2 are permitted where installed and operated in accordance with all of the following criteria: (a) The sensor shall be installed on the egress side, arranged to detect an occupant approaching the doors. The doors shall be arranged to unlock by a signal from or loss of power to the sensor. (b) Loss of power to the lock or locking system shall automatically unlock the doors. (c) The doors shall be arranged to unlock from a manual unlocking device located 40 inches to 48 inches (1016 mm to 1219 mm) vertically above the floor and within 5 feet (1524 mm) of the secured doors. Ready access shall be provided to the manual unlocking device and the device shall be clearly identified by a sign that reads "PUSH TO EXIT." When operated, the manual unlocking device shall result in direct interruption of power to the lock-independent

of other electronics-and the doors shall remain unlocked for not less than 30 seconds. (d) Activation of the building fire alarm system, where provided, shall automatically unlock the doors, and the doors shall remain unlocked until the fire alarm system has been reset. (e) Activation of the building automatic sprinkler or fire detection system, where provided, shall automatically unlock the doors. The doors shall remain unlocked until the fire alarm system has been reset. (f) The door locking system units shall be listed in accordance with UL 294 as listed in rule 1301:7-7-80 of the Administrative Code

Pass



1010.1.9.9

Doors in the means of egress in buildings with an occupancy in Group A, B, E, I-1, I-2, I-4, M, R-1 or R-2 and doors to tenant spaces in Group A, B, E, I-1, I-2, I-4, M, R-1 or R-2 shall be permitted to be locked with an electromagnetic locking system where equipped with hardware that incorporates a built-in switch and where installed and operated in accordance with all of the following: (a) The hardware that is affixed to the door leaf has an obvious method of operation that is readily operated under all lighting conditions. (b) The hardware is capable of being operated with one hand. (c) Operation of the hardware directly interrupts the power to the electromagnetic lock and unlocks the door immediately. (d) Loss of power to the locking system automatically unlocks the door. (e) Where panic or fire exit hardware is required by paragraph (H)(a)(x)(1010.1.10) of this rule, operation of the panic or fire exit hardware also releases the electromagnetic lock. (f) The locking system units shall be listed in accordance with UL 294 as listed in rule 1301:7-7-80 of the Administrative Code.

Pass



102.3.2

A responsible person shall maintain a copy of the current certificate of occupancy, for a structure regulated by the building code in accordance with 1301:7-7-80 of the Administrative Code and make it available to the fire code official upon request. This paragraph only applies to a certificate of occupancy in existence as of the effective date of this rule issued by a building official and/or a certificate of occupancy issued by a building official after the effective date of this rule.

Pass



102.3.3

Changes shall not be made in the use or occupancy of any structure that would place the structure in a different division of the same group or occupancy or in a different group of occupancies, unless such structure is made to comply with the requirements of this code and the building code as listed in rule 1301:7-7-80 of the Administrative Code. Subject to the approval of the fire code official, the use or occupancy of an existing structure shall be allowed to be changed and the structure is allowed to be occupied for purposes in other groups without conforming to all the requirements of this code and the building code as listed in rule 1301:7-7-80 of the Administrative Code for those groups, provided the new or proposed use is less hazardous, based on life and fire risk, than the existing use.

Pass



1104.8

The opening force for interior side-swinging doors without closers shall not exceed a 5-pound (22 N) force. The opening forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door in a closed position. For other side-swinging, sliding and folding doors, the door latch shall release when subjected to a force of not

more than 15 pounds (66 N). The door shall be set in motion when subjected to a force not exceeding 30 pounds (133 N). The door shall swing to a full-open position when subjected to a force of not more than 50 pounds (222 N). Forces shall be applied to the latch side.

Pass	1105.4.4.2.4	
✓	Where self- or automatic-closing doors are required, closer shall be maintained in operational condition	
Pass	305.1	
✓	Clearance between ignition sources, such as luminaires, heaters, flame-producing devices and combustible materials, shall be maintained in an approved manner.	
Fail	315.3	
✗	Storage of materials in buildings shall be orderly and stacks shall be stable. Storage of combustible materials shall be separated from heaters or heating devices by distance or shielding so that ignition cannot occur.	Comments: The storage inside this building is not orderly or stable. Please correct this issue.
Fail	315.3.1	
✗	Storage shall be maintained 2 feet (610 mm) or more below the ceiling in nonsprinklered areas of buildings or not less than 18 inches (457 mm) below sprinkler head deflectors in sprinklered areas of buildings.	Comments: Please maintain storage that is not next to the wall at 2 feet below the ceiling.
Pass	315.3.2	
✓	Combustible materials shall not be stored in exits or enclosures for stairways and ramps.	
Pass	315.3.3	
✓	Combustible material shall not be stored in boiler rooms, mechanical rooms, electrical equipment rooms or in fire command centers as specified in paragraph (G)(1)(e)(508.1.5) of rule 1301:7-7-05 of the Administrative Code.	
Pass	315.4	
✓	Outside storage of combustible materials shall not be located within 10 feet (3048 mm) of a lot line. Exceptions: 1. The separation distance is allowed to be reduced to 3 feet (914 mm) for storage not exceeding 6 feet (1829 mm) in height. 2. The separation distance is allowed to be reduced where the fire code official determines that no hazard to the adjoining property exists.	
Pass	315.4.2	
✓	Storage in the open shall not exceed 20 feet (6096 mm) in height.	
Pass	504.2	
✓	Exterior doors and their function shall not be eliminated without prior approval. Exterior doors that have been rendered nonfunctional and that retain a functional door exterior appearance shall have a sign affixed to the exterior side of the door with the words "THIS DOOR BLOCKED." The sign shall consist of letters having a principal stroke of not less than ¼ inch (19.1 mm) wide and not less than 6 inches (152 mm) high on a contrasting background. Required fire department access doors shall not be obstructed or eliminated. Exit and exit access doors shall comply with rule 1301:7-7-10 of the Administrative Code. Access doors for high-piled combustible storage shall comply with paragraph	

(F)(6)(a) (3206.6.1) of rule 1301:7-7-32 of the Administrative Code.

Fail



505.1

New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall not be less than 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

Comments: The address numbers have deteriorated to the point where they are unreadable. Please place new address numbers that are visible from the main roadway. The numbers must be on a contrasting background. Each number must be a minimum of 4 inches high and 1/2 inch wide.

Pass



506.1

Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for lifesaving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037 as listed in rule 1301:7-7-80 of the Administrative Code, and shall contain keys to gain necessary access as required by the fire code official.

Pass



506.2

The operator of the building shall immediately notify the fire code official and provide the new key where a lock is changed or rekeyed. The key to such lock shall be secured in the key box.

Pass



509.1.1

Where required by the fire code official, gas shutoff valves, electric meters, service switches and other utility equipment shall be clearly and legibly marked to identify the unit or space that it serves. Identification shall be made in an approved manner, readily visible and shall be maintained.

Pass



5303.5.3

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: (i) Securing containers, cylinders and tanks to a fixed object with one or more restraints. (ii) Securing containers, cylinders and tanks on a cart or other mobile device designed for the movement of compressed gas containers, cylinders or tanks. (iii) Nesting of compressed gas containers, cylinders and tanks at container filling or servicing facilities or in seller's warehouses not accessible to the public. Nesting shall be allowed provided the nested containers, cylinders or tanks, if dislodged, do not obstruct the required means of egress. (iv) 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

Pass

5307.1

✓	Carbon dioxide systems with more than 100 pounds (45.4 kg) of carbon dioxide used in beverage dispensing applications shall comply with paragraphs (G)(2)(5307.2) to (G)(5)(b) (5307.5.2) of this rule
Pass	5307.4
✓	Carbon dioxide systems shall be installed so that storage tanks, cylinders, piping and fittings are protected from damage by occupants or equipment during normal facility operations
Pass	5307.5
✓	Where carbon dioxide storage tanks, cylinders, piping and equipment are located indoors, rooms or areas containing carbon dioxide storage tanks, cylinders, piping and fittings and other areas where a leak of carbon dioxide can collect shall be provided with either ventilation in accordance with paragraph (G)(5)(a)(5307.5.1) of this rule or an emergency alarm system in accordance with paragraph (G)(5)(b) (5307.5.2) of this rule
Pass	5307.5.1
✓	Mechanical ventilation shall be in accordance with the mechanical code as listed in rule 1301:7-7-80 of the Administrative Code and shall comply with all of the following: (i) Mechanical ventilation in the room or area shall be at a rate of not less than 1 cubic foot per minute per square foot [0.00508 m ³ /(s . m ²)]. (ii) Exhaust shall be taken from a point within 12 inches (305 mm) of the floor. (iii) The ventilation system shall be designed to operate at a negative pressure in relation to the surrounding area
Pass	5307.5.2
✓	An emergency alarm system shall comply with all of the following: (i) Continuous gas detection shall be provided to monitor areas where carbon dioxide can accumulate. (ii) The threshold for activation of an alarm shall not exceed 5,000 parts per million (9,000 mg/m ³). (iii) Activation of the emergency alarm system shall initiate a local alarm within the room or area in which the system is installed
Pass	603.6.2
✓	Heating appliances shall be installed and maintained in accordance with the manufacturer's instructions, the building code, the mechanical code, the International Fuel Gas Code and NFPA 70 as listed in rule 1301:7-7-80 of the Administrative Code.
Pass	604.6
✓	Emergency lighting shall be inspected and tested in accordance with paragraphs (D)(6)(a)(604.6.1) to (D)(6)(b)(i) (604.6.2.1) of this rule
Pass	604.6.1
✓	An activation test of the emergency lighting equipment shall be completed monthly. The activation test shall ensure the emergency lighting activates automatically upon normal electrical disconnect and stays sufficiently illuminated for not less than 30 seconds.
Pass	604.8
✓	Exit and emergency lighting equipment with self contained battery back-up power shall be inspected and tested in

accordance with paragraphs (D)(6)(a)(604.6.1) to (D)(6)(c)(604.6.3) of this rule.

Pass



605.1

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.

Pass



605.11

Solar photovoltaic power systems shall be installed in accordance with paragraphs (E)(11)(a)(605.11.1) to (E)(11)(b)(605.11.2) of this rule, the building code or residential code and NFPA 70 as listed in rule 1301:7-7-80 of the Administrative Code.

Pass



605.3

A working space of not less than 30 inches (762 mm) in width, 36 inches (914 mm) in depth and 78 inches (1981 mm) in height shall be provided in front of electrical service equipment. Where the electrical service equipment is wider than 30 inches (762 mm), the working space shall be not less than the width of the equipment. Storage of materials shall not be located within the designated working space. Exceptions: 1. Where other dimensions are required or allowed by NFPA 70 as listed in rule 1301:7-7-80 of the Administrative Code. 2. Access openings into attics or under-floor areas which provide a minimum clear opening of 22 inches (559 mm) by 30 inches (762 mm).

Pass



605.4

Multiplug adapters, such as cube adapters, unfused plug strips or any other device not complying with NFPA 70 as listed in rule 1301:7-7-80 of the Administrative Code shall be prohibited.

Pass



605.5

Extension cords and flexible cords shall not be a substitute for permanent wiring. Extension cords and flexible 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.

Pass



605.5.1

Extension cords shall be plugged directly into an approved receptacle, power tap or multiplug adapter and, except for approved multiplug extension cords, shall serve only one portable appliance.

Pass



605.5.2

The ampacity of the extension cords shall be not less than the rated capacity of the portable appliance supplied by the cord.

Pass



605.5.3

Extension cords shall be maintained in good condition without splices, deterioration or damage.

Pass

605.5.4

✓	Extension cords shall be grounded where serving grounded portable appliances.
Pass	605.6
✓	Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes.
Pass	609.3.3
✓	Hoods, grease-removal devices, fans, ducts and other appurtenances shall be cleaned at intervals as required by paragraphs (l)(3)(c)(i)(609.3.3.1) to (l)(3)(c)(iii)(609.3.3.3) of this rule.
Pass	609.3.3.1
✓	Hoods, grease-removal devices, fans, ducts, and other appurtenances shall be inspected at intervals specified in Table 609.3.3.1 of this rule or as approved by the fire code official. Inspections shall be completed by qualified individuals.
Pass	609.3.3.2
✓	If during the inspection it is found that hoods, grease-removal devices, fans, ducts or other appurtenances have an accumulation of grease, such components shall be cleaned in accordance with ANSI/KECA C 10 as listed in rule 1301:7-7-80 of the Administrative Code.
Pass	609.3.3.3
✓	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.
Pass	609.3.3.3.1
✓	When a commercial kitchen hood or duct system is inspected, a tag containing the service provider name, address, telephone number and date of service shall be provided in a conspicuous location. Prior tags shall be covered or removed.
Pass	703.1
✓	The required fire-resistance rating of fire-resistance-rated construction including but not limited to, 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 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. 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.

Fail	703.1.3	
	Required fire walls, fire barriers and fire partitions shall be maintained to prevent the passage of fire. Openings protected with approved doors or fire dampers shall be maintained in accordance with NFPA 80 as listed in rule 1301:7-7-80 of the Administrative Code.	Comments: Several missing ceiling tiles must be replaced.
Pass	703.2	
	Opening protectives shall be maintained in an operative condition in accordance with NFPA 80 as listed in rule 1301:7-7-80 of the Administrative Code. Where allowed by the fire code official, the application of field-applied labels associated with the maintenance of opening protectives shall follow the requirements of the approved third-party certification organization accredited for listing the opening protective. Fire doors and smoke barrier doors shall not be blocked or obstructed or otherwise made inoperable. Fusible links shall be replaced promptly whenever fused or damaged. Fire door assemblies shall not be modified.	
Pass	703.2.2	
	Hold-open devices and automatic door closers, where provided, shall be maintained. During the period that such device is out of service for repairs, the door it operates shall remain in the closed position.	
Pass	703.2.3	
	Swinging fire doors shall close from the full-open position and latch automatically. The door closer shall exert enough force to close and latch the door from any partially open position.	
Pass	703.3	
	The hanging and displaying of salable goods and other decorative materials from acoustical ceiling systems that are part of a fire-resistance-rated horizontal assembly, shall be prohibited.	
Pass	703.4	
	Horizontal and vertical sliding and rolling fire doors shall be inspected and tested annually to confirm proper operation and full closure. Records of inspections and testing shall be maintained.	
Pass	704.1	
	Interior vertical shafts, including but not limited to stairways, elevator hoistways, service and utility shafts, that connect two or more stories of a building shall be enclosed or protected as required in rule 1301:7-7-11 of the Administrative Code. New floor openings in existing buildings shall comply with the building code as listed in rule 1301:7-7-80 of the Administrative Code.	
Pass	901.6.1	
	Fire protection systems shall be inspected, tested and maintained in accordance with the referenced standards listed in Table 901.6.1 of this rule	
Pass	901.6.2	
		

Records of all system inspections, tests and maintenance required by the referenced standards shall be maintained

Pass



901.6.3

An inspection tag shall be attached to each fire protection system near the main control valve, main panel, or other such appropriate and visible location as determined by the fire code official. The annual inspection tag shall contain the following information: 1. The individual performing the work and the state fire marshal installer certification number(s) (when applicable); 2. Date of test; 3. Results of inspection and test; 4. Deficiencies or impairments noted (yes or no)

Pass



901.9

For fire alarm systems required to be monitored by this code, notice shall be made to the fire code official whenever alarm monitoring services are terminated. Notice shall be made in writing, to the fire code official by the monitoring service provider being terminated

Pass



904.1

Automatic fire-extinguishing systems, other than automatic sprinkler systems, shall be designed, installed, inspected, tested and maintained in accordance with the provisions of this paragraph and the applicable referenced standards

Pass



904.12.6.1

Existing automatic fire extinguishing systems. Where changes in the cooking media, positioning of cooking equipment or replacement of cooking equipment occur in existing commercial cooking systems, the automatic fire-extinguishing system shall be required to comply with the applicable provisions of paragraphs (D)(12)(904.12) to (D)(12)(d)(904.12.4) of this rule

Pass



906.2

Portable fire extinguishers shall be selected, installed and maintained in accordance with this paragraph and NFPA 10 as listed in rule 1301:7-7-80 of the Administrative Code. Exceptions: 1. The distance of travel 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 3 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: 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 as listed in rule 1301:7-7-80 of the Administrative Code. 3. In Group I-3, portable fire extinguishers shall be permitted to be located at staff locations

Pass



906.6

Portable fire extinguishers shall not be obstructed or obscured from view. In rooms or areas in which visual

obstruction cannot be completely avoided, means shall be provided to indicate the locations of extinguishers.

Pass



906.9

The installation of portable fire extinguishers shall be in accordance with paragraphs (F)(9)(a)(906.9.1) to (F)(9)(c)(906.9.3) of this rule

Pass



906.9.1

Portable fire extinguishers having a gross weight not exceeding 40 pounds (18 kg) shall be installed so that their tops are not more than 5 feet (1524 mm) above the floor

Pass



906.9.2

Hand-held portable fire extinguishers having a gross weight exceeding 40 pounds (18 kg) shall be installed so that their tops are not more than 3.5 feet (1067 mm) above the floor

Pass



906.9.3

The clearance between the floor and the bottom of installed hand-held portable fire extinguishers shall be not less than 4 inches (102 mm).

Pass



907.3.1

Smoke detectors installed in ducts shall be listed for the air velocity, temperature and humidity present in the duct. Duct smoke detectors shall be connected to the building's fire alarm control unit when a fire alarm system is required by paragraph (G)(2)(907.2) of this rule. Activation of a duct smoke detector shall initiate a visible and audible supervisory signal at a constantly attended location and shall perform the intended fire safety function in accordance with this code and the mechanical code as listed in rule 1301:7-7-80 of the Administrative Code. In facilities that are required to be monitored by a supervising station, duct smoke detectors shall report only as a supervisory signal and not as a fire alarm. They shall not be used as a substitute for required open area detection. Exceptions: 1. The supervisory signal at a constantly attended location is not required where duct smoke detectors activate the building's alarm notification appliances. 2. In occupancies not required to be equipped with a fire alarm system, actuation of a smoke detector shall activate a visible and an audible signal in an approved location. Smoke detector trouble conditions shall activate a visible or audible signal in an approved location and shall be identified as air duct detector trouble

Pass



907.8

The maintenance and testing schedules and procedures for fire alarm and fire detection systems shall be in accordance with paragraphs (G)(8)(a)(907.8.1) to (G)(8)(e)(907.8.5) of this rule and NFPA 72 as listed in rule 1301:7-7-80 of the Administrative Code. Records of inspection, testing and maintenance shall be maintained

Pass



907.8.1

Where required for compliance with the provisions of this code, devices, equipment, systems, conditions, arrangements, levels of protection or other features shall thereafter be continuously maintained in accordance with applicable NFPA requirements or as directed by the fire code official

Pass

908.7



Emergency alarm systems in accordance with paragraph (G)(5)(b)(5307.5.2) of rule 1301:7-7-53 of the Administrative Code shall be provided where required for compliance with paragraph (G)(5)(5307.5) of rule 1301:7-7-53 of the Administrative Code

Pass



912.5

A metal sign with raised letters at least 1 inch (25 mm) in size shall be mounted on all fire department connections serving automatic sprinklers, standpipes or fire pump connections. Such signs shall read: "AUTOMATIC SPRINKLERS" or "STANDPIPES" or "TEST CONNECTION" or a combination thereof as applicable. Where the fire department connection does not serve the entire building, a sign shall be provided indicating the portions of the building served.

Pass



915.1.1

Carbon monoxide detection shall be provided in Group I-1, I-2, I-4 and R occupancies and in classrooms in Group E occupancies in the locations specified in paragraph (O)(2)(915.2) of this rule where any of the conditions in paragraphs (O)(1)(b)(915.1.2) to (O)(1)(f)(915.1.6) of this rule exist.

Additional Codes

Status	Code	Description
Fail	110.1.1	Comments: The roof and ceiling appear to be compromised and unsafe for occupancy. Please have this corrected immediately.
	Structures or existing equipment that are or hereafter become unsafe or deficient because of inadequate means of egress or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or which involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. A vacant structure that is not secured against unauthorized entry as required by paragraph (K)(311) of rule 1301:7-7-03 of the Administrative Code shall be deemed unsafe. (i) If the fire code official finds an unsafe condition as described in this paragraph that is especially liable to fire or endangers life or other buildings or property, such fire code official shall issue a citation and order that the responsible person take all necessary remedial actions as required by section 3737.41 of the Revised Code. (ii) If the fire code official finds an unsafe condition as described in this paragraph that violates specific provisions of this code, such fire code official shall take such enforcement actions as provided for in this rule including but not limited to, the issuance of a citation pursuant to section 3737.42 of the Revised Code	
Fail	110.1.2	Comments: The Montgomery County Building Regulations Department Building Inspector confirmed the unsafe conditions found in this structure. He was on site for this inspection and posted a notice of violation. See pictures attached of his notice of violation, the warrant, the order to abate the unsafe conditions from the Fire Chief, as well as informational "do not enter" placards for first responders, all of which were attached to the building.
	Where an apparent structural hazard is caused by the faulty installation, operation or malfunction of any of the items or devices governed by this code, the fire code official shall immediately notify the building code official in accordance with paragraph (J)(1)(110.1) of this rule	
Fail	311.2.1	Comments: Please place boards over all windows.
	Exterior and interior openings accessible to other tenants or unauthorized persons shall be boarded, locked, blocked or otherwise protected to prevent entry by unauthorized individuals. The fire code official is authorized to placard, post signs, erect barrier tape or take similar measures as necessary to secure public safety.	

Fail



311.3

Persons owning, or in charge or control of, a vacant building or portion thereof, shall remove therefrom all accumulations of combustible materials, flammable or combustible waste or rubbish and shall securely lock or otherwise secure doors, windows and other openings to prevent entry by unauthorized persons. The premises shall be maintained clear of waste or hazardous materials. Note: for copyright claim information, please see the notice on the last page of this rule. Exceptions: 1. Buildings or portions of buildings undergoing additions, alterations, repairs or change of occupancy in accordance with the building code as listed in rule 1301:7-7-80 of the Administrative Code, where waste is controlled and removed as required by paragraph (D)(304) of this rule. 2. Seasonally occupied buildings.

Comments: Please remove all combustibles from this occupancy





















MONTGOMERY COUNTY
BUILDING REGULATIONS DIVISION

Montgomery County Admin. Building
451 W. Third Street, Dayton, OH 45422
Telephone: 937-225-4622
Website: www.mcoho.org/build/

Permit No.: **DMG25-0034**

Issued:

Expiration **11/02/2025**
Date:

BUILDING PERMIT

Project Address: 5150 BRANDT
HUBER HEIGHTS, OH 45424

Parcel Number: P70 01808 0043
Jurisdiction: HUBER HEIGHTS

Property Owner
BISHNOW MARK AND
MARK AND KAREN BISHNOW
HUBER HEIGHTS OH 45424

Contractor
Mark Bishnow
BISHCO INC.
PO BOX 24153
DAYTON OHIO 45424
Primary Phone: 236-

Applicant
MARK BISHNOW
BISHNOW MARK AND

Designer

Primary Phone:

Primary Phone:

Project Information: Damage Assessment
Type of Use: Damage Assessment

WEATHER DAMAGE TO BUILDING

Total Project Area (SqFt):

Estimated Project Value: \$

Fee Description

Qty

Amount (\$)

Balance Due: **\$0.00**

Work must be done according to the plans and specifications approved by Montgomery County Building Regulations Division, and shall comply with all local/state building regulations and laws. All approved plans and submittals must be on job site at time of inspection.

Before occupying this new or remodeled building, you must schedule a final inspection for work covered by this permit, pursuant to the Residential Code of Ohio and the Ohio Building Code.

Allowing this project to be occupied prior to final inspection approval will subject the General Contractor to prohibition from obtaining temporary electric service releases for up to one year.

ISSUED UNDER
THE AUTHORITY OF

TONY WENZLER
BUILDING OFFICIAL



Huber Heights Fire Division

ORDER

The structure located at 5150 Brandt Pike, Huber Heights, Ohio 45424 has been declared an Unsafe Building per Huber Heights City Code 1517.04.

This unsafe building / hazard shall be abated through repair or demolition immediately in accordance with Fire Prevention Code of the City of Huber Heights, City Code 1517.04.

517.04 Unsafe Structure

"All buildings and structures that are or shall become unsafe or deficient in adequate exitway facilities or which constitute a fire hazard, or are otherwise dangerous to human life or to other buildings, or by reason of illegal or improper use, occupancy or maintenance, or which have sustained structural damage by reason of fire, explosion or natural disaster shall be deemed unsafe buildings or structures. A vacant building, or portion of a building, unguarded or open at door or window shall be deemed a fire hazard and unsafe. Unsafe building shall be reported to the Fire Chief, who shall take appropriate action deemed necessary to secure abatement by repair and rehabilitation or by demolition."

By Order Of:
Fire Chief Keith Knisley


Signature

April 23, 2025
Date of Order

PLANTINIA SUBCOSTA
FIRST PUBLISHED IN 1908 - 1911

The author thanks the University of Ohio Management Center, Cleveland, for financial assistance.

© 2005 Blackwell Publishing Ltd *Journal of Internal Medicine* 258: 455–464

CONCLUSIONS

© 2001 Blackwell Science Ltd *Journal of Internal Medicine* 250: 105–112



Huber Heights Fire Division

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By Order Of
Fire Chief Keith Knisley

Signature

April 23, 2025
Date of Order

MONTGOMERY COUNTY
ADMINISTRATION BUILDING

452 West Third Street, 10th Floor
Dayton, Ohio 45422-1110

037-275-4622 • phone
037-725-6377 • fax
www.mcoho.org

COUNTY COMMISSIONERS
Judy Dodson
Deborah A. Thompson
Carole Rife

COUNTY ADMINISTRATOR
Michael B. Colwell

DIRECTOR OF COMMUNITY & ECONOMIC DEVELOPMENT
Fritz Collins

NOTICE OF VIOLATION

Per Ohio Revised Code Sections 3781 through 3791 and The Ohio Building Code Section 105.1, The Residential Code of Ohio for One Two and Three Family Dwellings, or the Flood Damage Prevention Regulations adopted by Montgomery County.

NAME: (Owner or Business) Bishnow Mark and Karen

5150 Blount Pk. Hunter Heights, Apt 45224 (COMPAD-00641)
INMATE ADDRESS AND CITY TOWNSHIP OR VILLAGE

NAME ADDRESS and CITY TOWNSHIP or VILLAGE

Violation(s) Sited: ☐ New work; ☐ Alteration / Renovation; ☐ Change of Occupancy; ☐ Change of Use.

Specific violations(s): 2024 Ohio Building Code 109.4 Unsafe Building

Permits Required

- ☐ Building ☐ Electrical ☐ Mechanical ☐ Gas Piping ☐ Fire Suppression ☐ Plumbing ☐ Fire Alarm
☐ Flood Damage Prevention ☐ Construction Permit ☐ Zoning Approval ☐ Other _____
☐ Submit _____ copies of drawings indicating Use Group(s), Construction Type, all room uses, all existing conditions and any changes completed or proposed to the structure
☐ All Drawings are required to be sealed by an Ohio licensed design professional.

ACTION TO CORRECT THE VIOLATIONS CITED MUST BE UNDERTAKEN WITHIN 10 DAYS

Inspectors Name: Fred Gibson Date: 4/23/25 Telephone: 937-225-4622

Received by Posted on site and email was sent to address given
(Print Name)
(Signature) (Date, and Initials) Date 4/23/2022

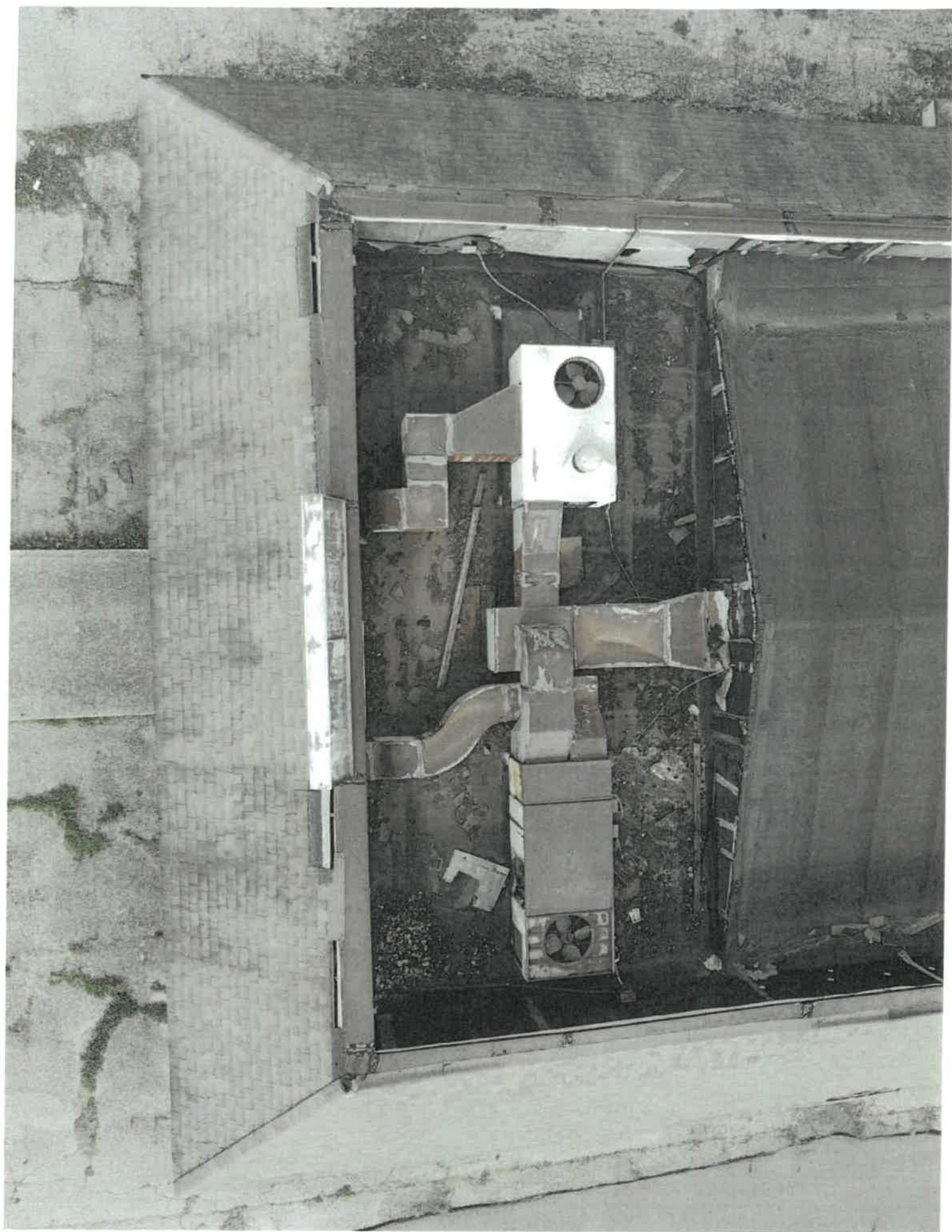
Check one: ☒ Property Owner, ☐ Owner's Agent, ☐ Tenant, ☐ Business Owner, ☐ Manager
(signature, location info, apartment)
bishaw inc@gmail.com

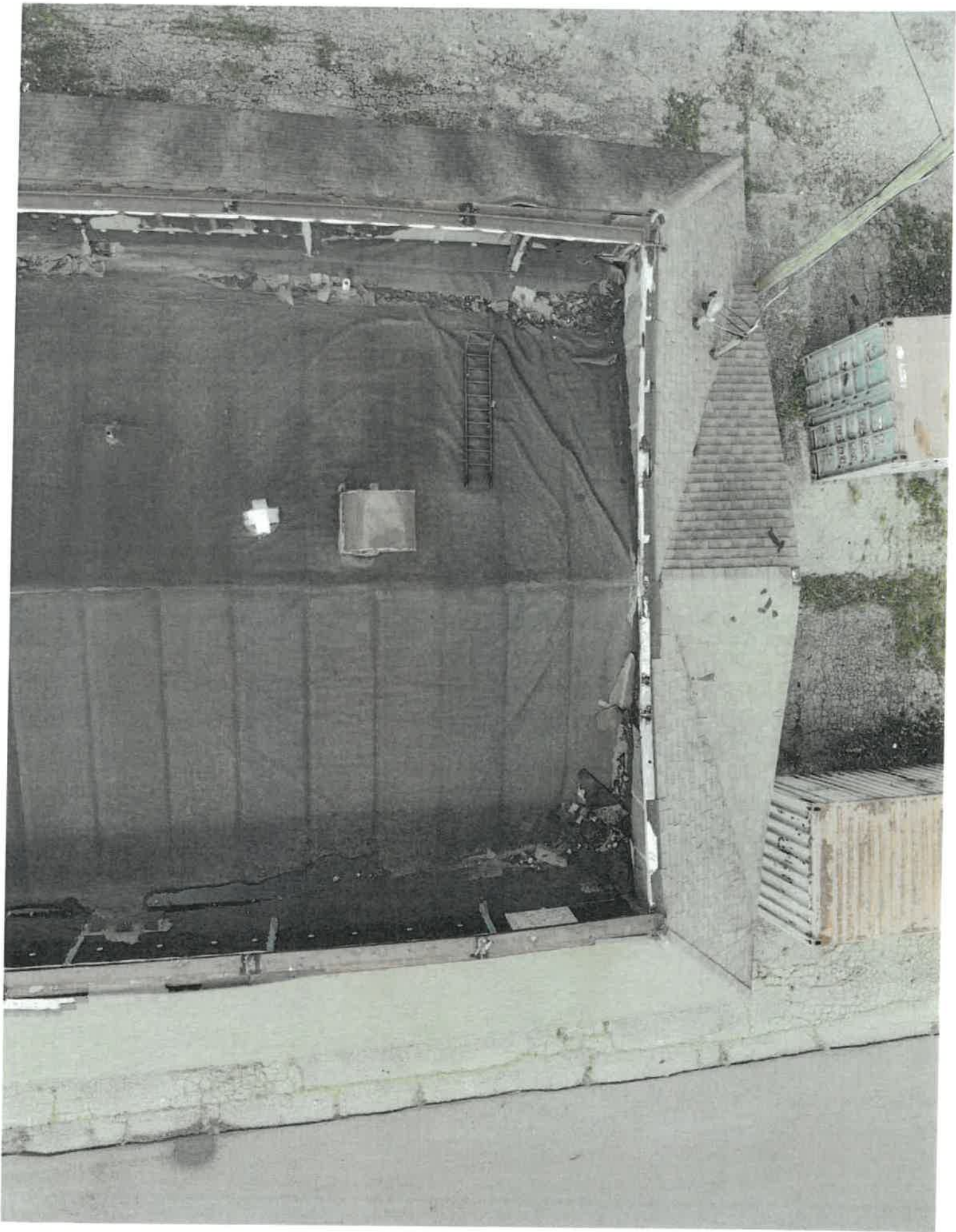
Drone Photos

November 4, 2024



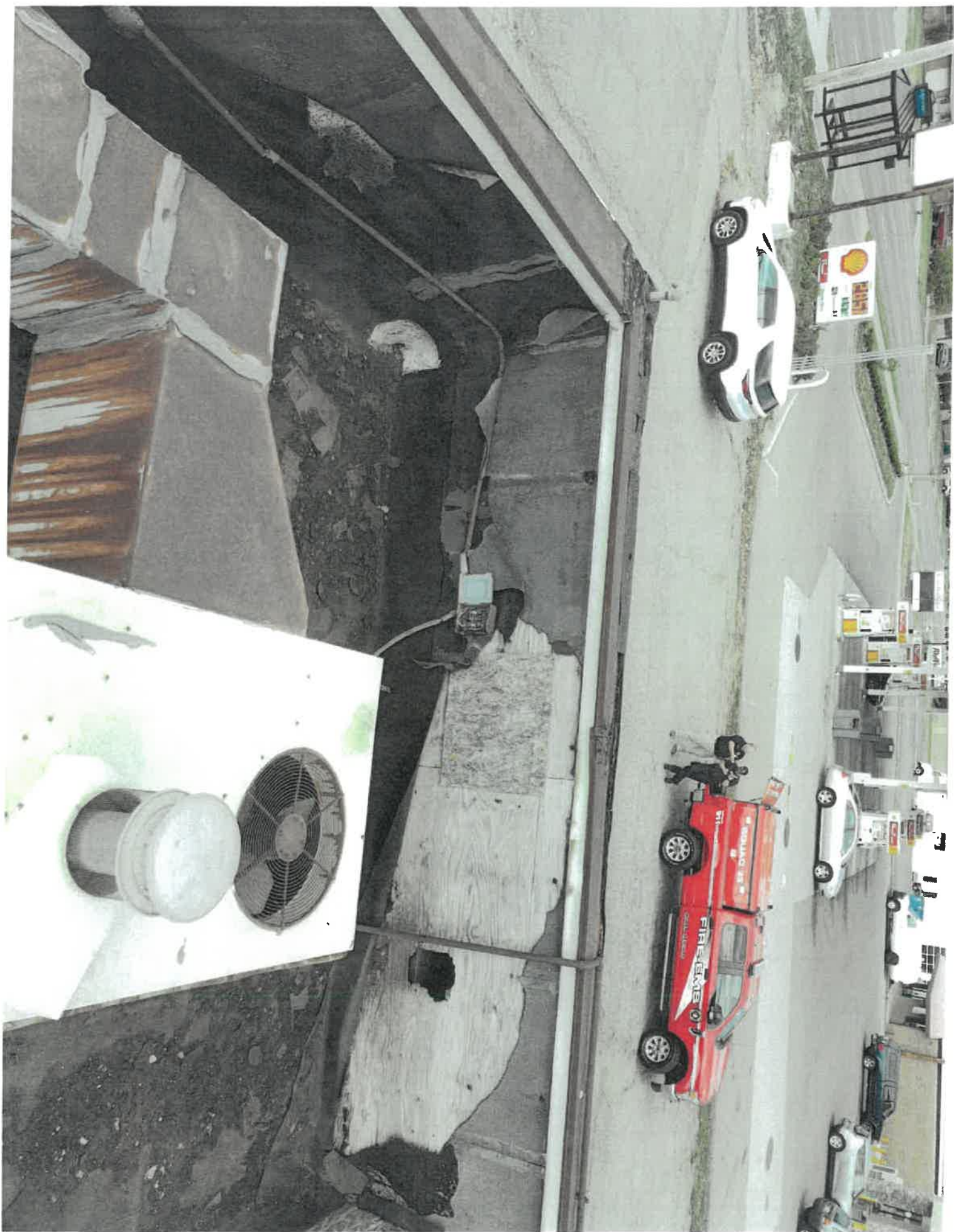


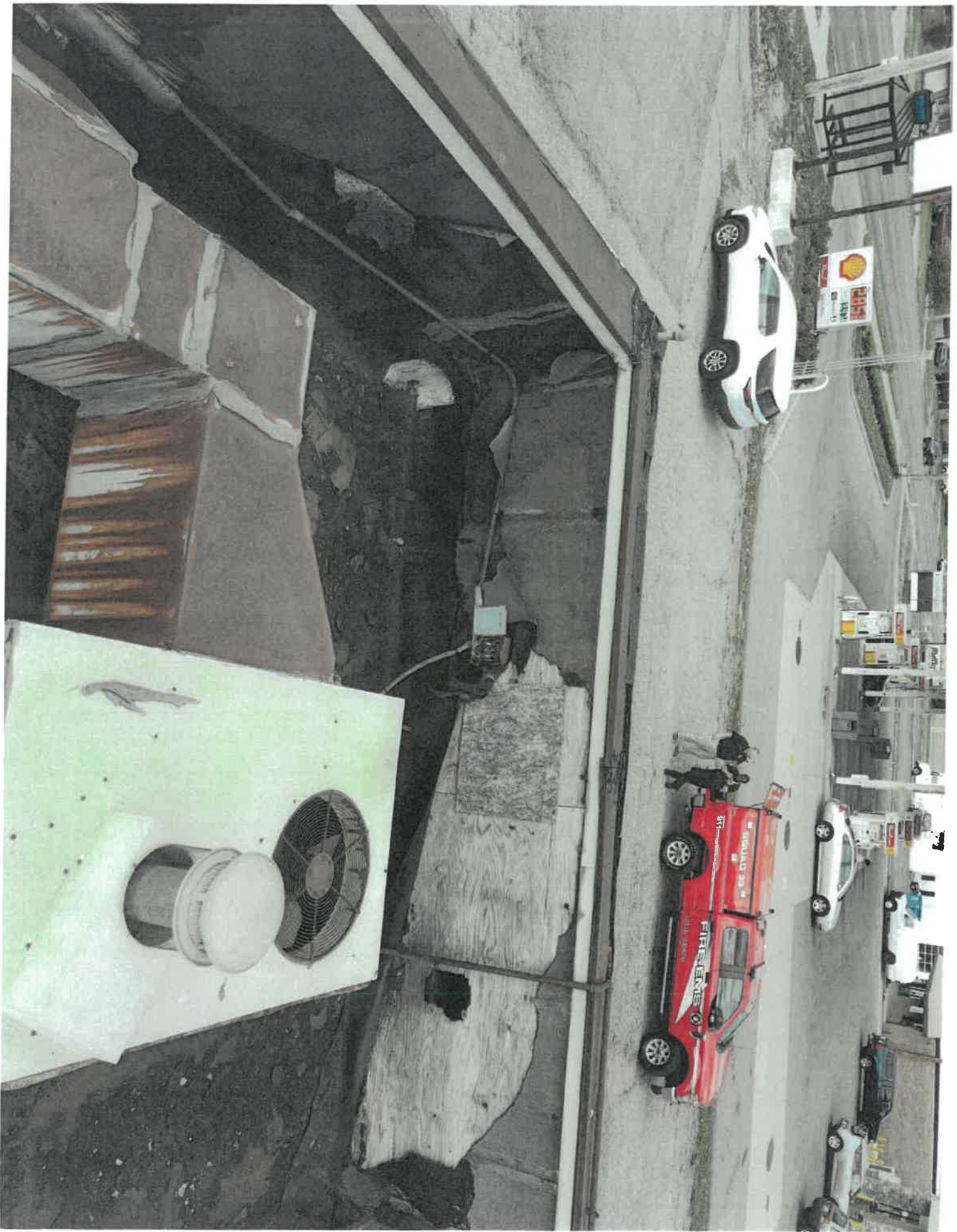








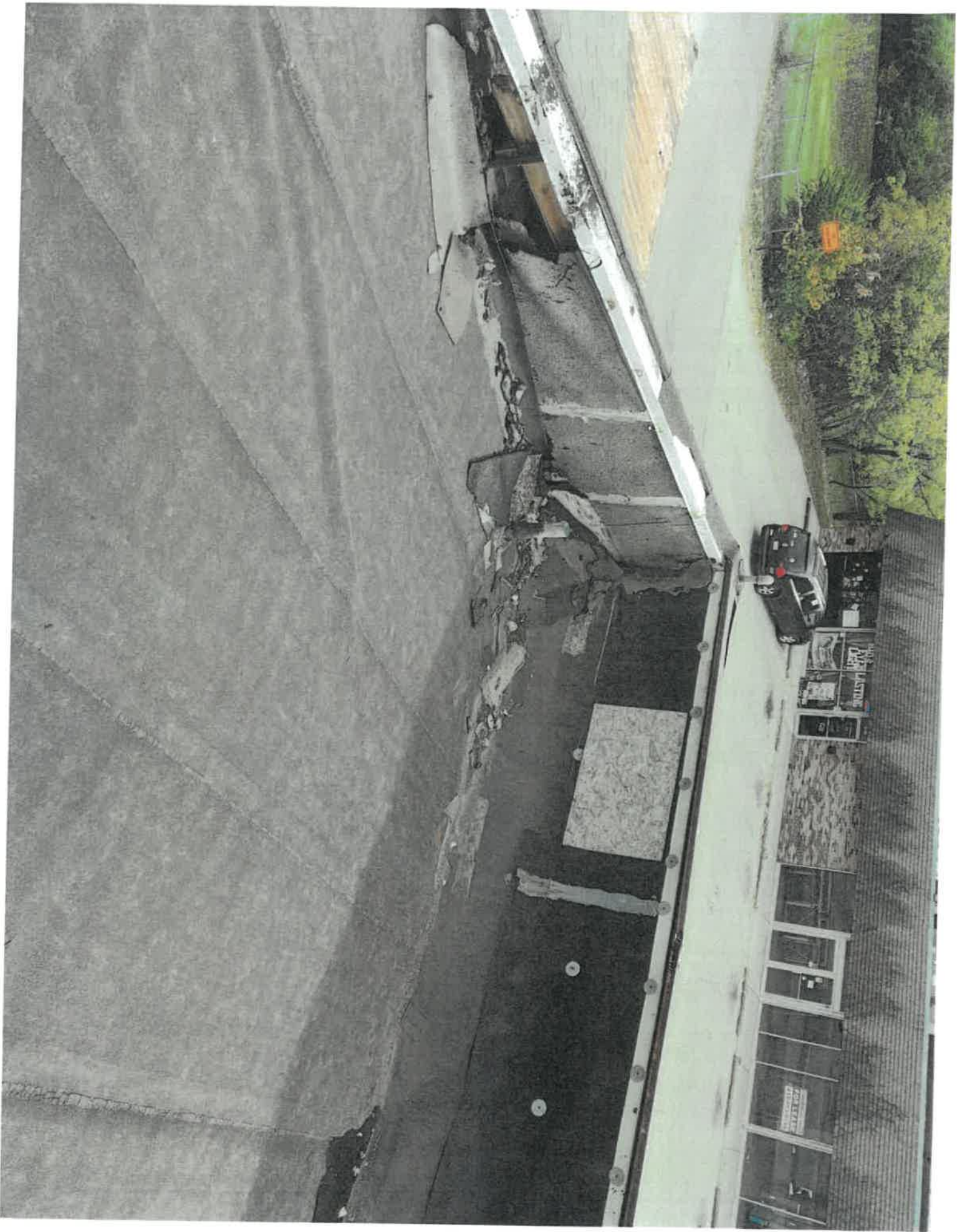








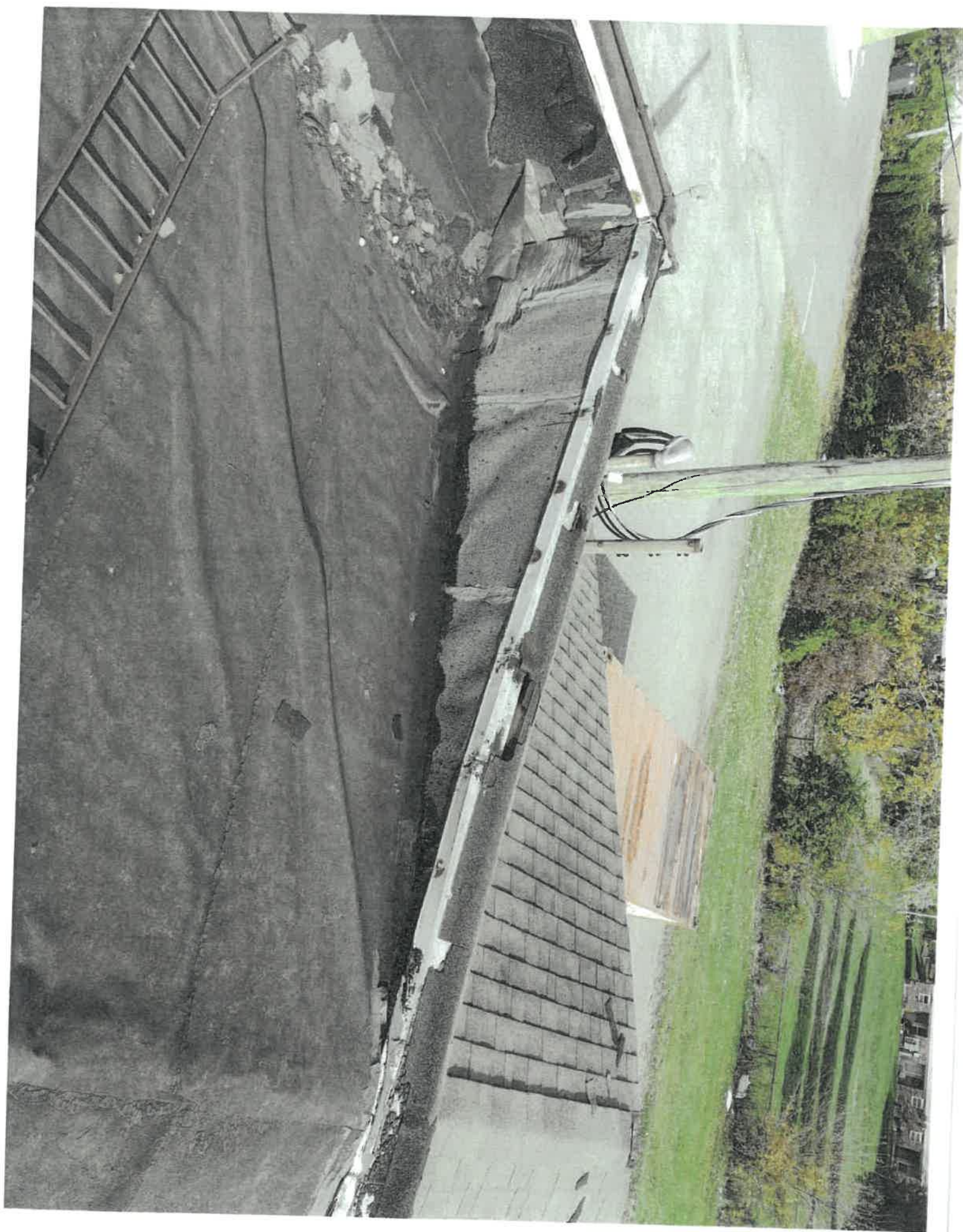


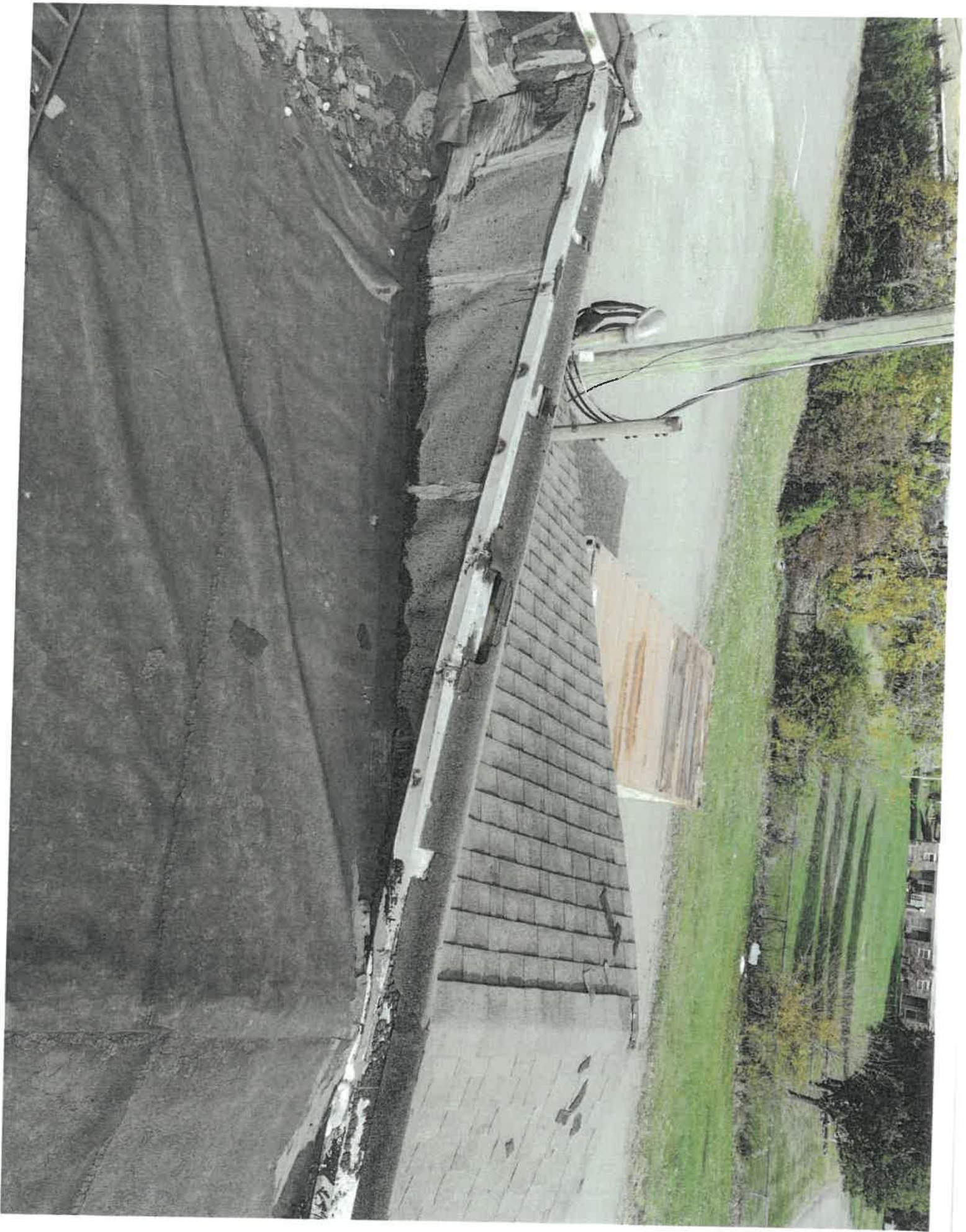




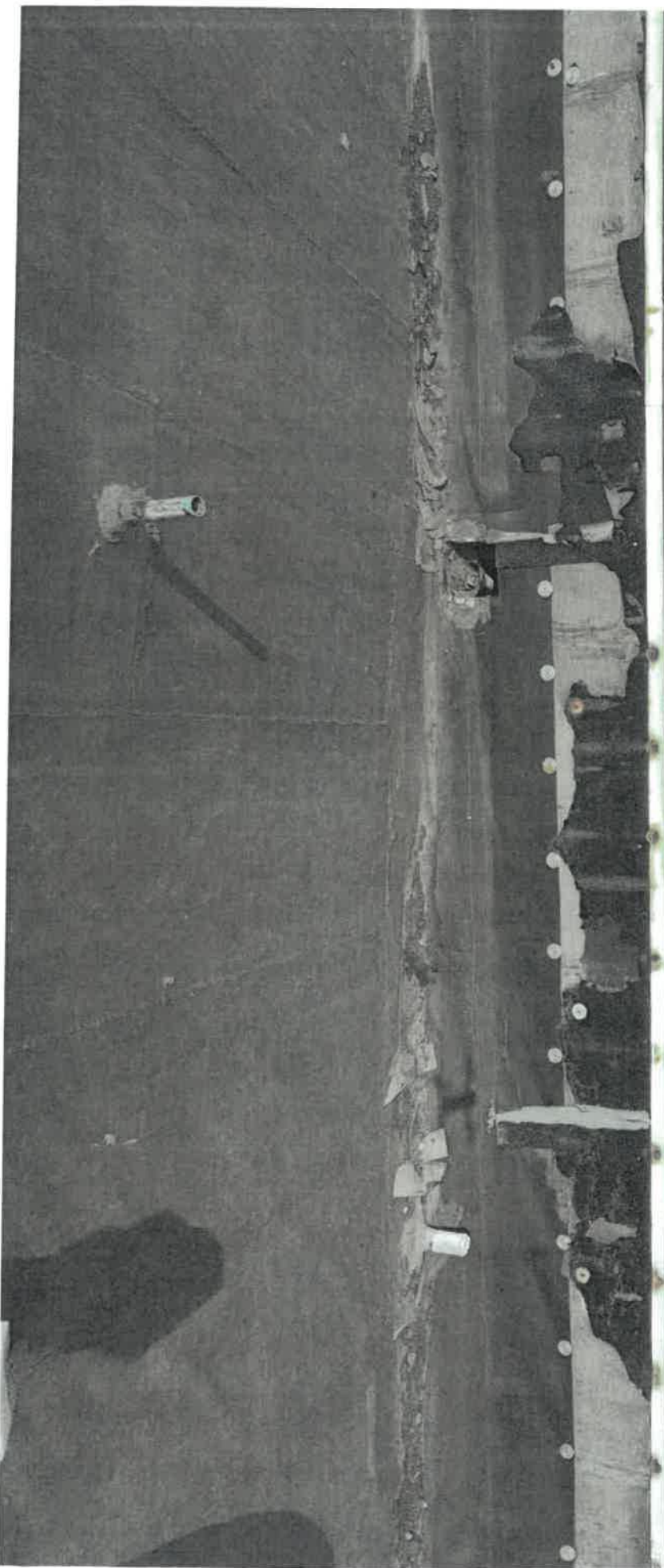










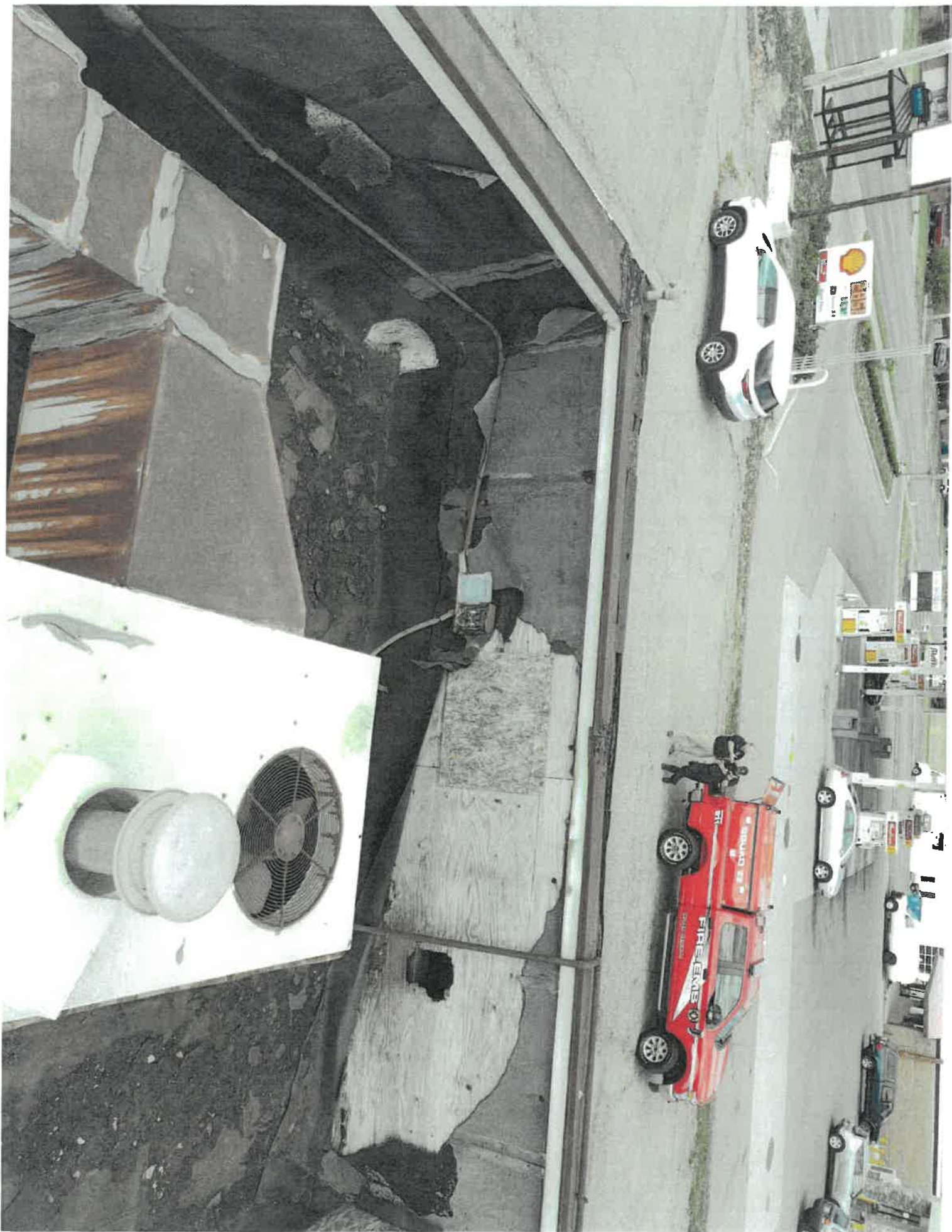












Fire Inspection Reports

5150 Brandt

From Baumgartner, Doug <DBaumgartner@hhoh.org>

Date Tue 11/5/2024 8:37 AM

To Mark Bishnow <bishcoinc@gmail.com>

Cc Susong, Regina <RSusong@hhoh.org>; Stiefel, Ken <KStiefel@hhoh.org>; Knisley, Keith <KKnisley@hhoh.org>

Mr. Bishnow,

Good morning!

I still need to meet with you, or someone with a key, so that I can inspect the building at 5150 Brandt. Please contact me so that we can find a date and time to meet at the property.

Sincerely,

Doug Baumgartner

Fire Safety Inspector, Fire Protection Inspector

City of Huber Heights Fire Division

7008 Brandt Pike

Huber Heights, OH 45424

937-237-6058 (Direct)

937-233-1564 (Administration)

Email: DBaumgartner@hhoh.org



If you have received this email in error please notify the sender or call 937-233-1423. Please note that any views or opinions presented in this email do not necessarily represent those of the City of Huber Heights. Ohio has a very broad public records law. As a result, most written communication created or received by City of Huber Heights employees, elected officials, agents and volunteers are subject to a disclosure to the public and news media upon request, unless otherwise exempt. Under Ohio law, email addresses are public records. If you do not want yours released in response to a public records request, do not send email to this office or request that email be sent to you at a private email address. Instead, contact our office by phone at 937.233.1423.

5150 Brandt

From Baumgartner, Doug <DBaumgartner@hhoh.org>

Date Tue 10/1/2024 1:32 PM

To Mark Bishnow <bishcoinc@gmail.com>

Cc Susong, Regina <RSusong@hhoh.org>; Stiefel, Ken <KStiefel@hhoh.org>

Mr. Bishnow,

Good afternoon.

I need to get into the occupancy at 5150 Brandt to conduct an inspection. I have tried to contact you via phone and email in the past several weeks and I have not received any response.

If I do not receive a response from you (or someone who can help us gain access to the structure), either by phone or email, within three days of the date of this email, I will recommend to the Huber Heights Fire Division Fire Prevention Bureau Manager to consider taking further action to make it possible for me to conduct an inspection of that location.

Thank you,

Doug Baumgartner

Fire Safety Inspector, Fire Protection Inspector

City of Huber Heights Fire Division

7008 Brandt Pike

Huber Heights, OH 45424

937-237-6058 (Direct)

937-233-1564 (Administration)

Email: DBaumgartner@hhoh.org



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do not send email to this office or request that email be sent to you at a private email address. Instead, contact our office by phone at 937.233.1423.

Need Fire Safety Inspection

From Baumgartner, Doug <DBaumgartner@hhoh.org>

Date Mon 9/9/2024 12:17 PM

To M bishnow <mbishnow@gmail.com>; bishcoinc@gmail.com <bishcoinc@gmail.com>

Cc Susong, Regina <RSusong@hhoh.org>

Mr. Bishnow,

Good afternoon!

I need to conduct a fire safety inspection of your building at 5150 Brandt Pike.

Would someone be able to meet me at that address this Thursday (9/12) or Friday (9/13) morning for about 15 minutes?

The only time I won't be available is Friday morning from 9:30-10:00.

Thank you,

Doug Baumgartner

Fire Safety Inspector, Fire Protection Inspector

City of Huber Heights Fire Division

7008 Brandt Pike

Huber Heights, OH 45424

937-237-6058 (Direct)

937-233-1564 (Administration)

Email: DBaumgartner@hhoh.org



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do not send email to this office or request that email be sent to you at a private email address. Instead, contact our office by phone at 937.233.1423.



Huber Heights Fire Division Inspection Report

Vacant - 5150 BRANDT PIKE, BLDG Vacant, HUBER HEIGHTS OH 45424

7008 Brandt Pike

INSPECTION DETAILS

Inspection Date	Inspection Type	Inspection Number		
10/20/2020	INSPECTION - General	9835		
Lead Inspector	Shift	Station	Unit	
GARRY CAUDY	N/A	N/A	N/A	
Other Inspectors				
N/A				

SUMMARY OF INSPECTION

 **74**  **0**
Passed codes Failed codes

NEXT STEPS

Please direct questions about your inspection to:

GARRY CAUDY
gcaudy@hhoh.org, (937) 233-1564

Reinspection Date

GENERAL NOTES

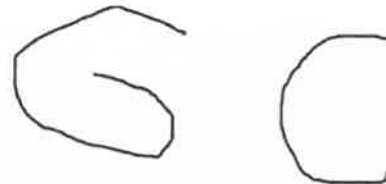
GARRY CAUDY - 10/20/2020 @ 09:54
vacant inspected from outside app appears to be ok

SIGNATURES

Contact signature



Inspector signature



Migrated Occupancy Contact

10/20/2020

GARRY CAUDY

10/20/2020

CHECKLISTS

Annual Inspection

Status	Code	Description
Pass 	1003.6 - Means of egress continuity	The path of egress travel along a means of egress shall not be interrupted by a building element other than a means of egress component as specified in this rule. Obstructions shall not be placed in the minimum width or required capacity of a means of egress component except projections permitted by this rule. The minimum width or required capacity of a means of egress system shall not be diminished along the path of egress travel
Pass 	1004.3 - Posting of occupant load	Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or the owner's authorized agent.
Pass 	1010.1.10 - Panic and fire exit hardware	Doors serving a Group H occupancy and doors serving rooms or spaces with an occupant load of 50 or more in a Group A or E occupancy shall not be provided with a latch or lock other than panic hardware or fire exit hardware. Exceptions: 1. A main exit of a Group A occupancy shall be permitted to be locking in accordance with paragraph (J)(1)(i) (ii)(1010.1.9.3), Item 2 of this rule. 2. Doors serving a Group A or E occupancy shall be permitted to be electromagnetically locked in accordance with paragraph (J)(1)(i)(ix)(1010.1.9.9) of this rule. Electrical rooms with equipment rated 1,200 amperes or more and over 6 feet (1829 mm) wide, and that contain over-current devices, switching devices or control devices with exit or exit access doors, must be equipped with panic hardware or fire exit hardware. The doors shall swing in the direction of egress travel
Pass 	1010.1.9 - Door operations	Except as specifically permitted by this paragraph egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort. Exception: A temporary door locking device that is approved by the building official and noted on the certificate of occupancy in accordance with section 1010.4 of the building code as listed in rule 1301:7-7-80 of the Administrative Code, and that is used in accordance with section 1010.4.1 of the building code as listed in rule 1301:7-7-80 of the Administrative Code
Pass 	1010.1.9.1 - Hardware	Door handles, pulls, latches, locks and other operating devices on doors required to be accessible by Chapter 11 of the building code as listed in rule 1301:7-7-80 of the Administrative Code shall not require tight grasping, tight pinching or twisting of the wrist to operate. Exception: A temporary door locking device that is approved by the building official and noted on the certificate of occupancy in accordance with section 1010.4 of the building code as listed in rule 1301:7-7-80 of the Administrative Code, and that is used in accordance with section 1010.4.1 of the building code as listed in rule 1301:7-7-80 of the Administrative Code

Pass



1010.1.9.3 - Locks and latches

Locks and latches shall be permitted to prevent operation of doors where any of the following exist: (a) Places of detention or restraint. (b) In buildings in occupancy Group A having an occupant load of 300 or less, Groups B, F, M and S, and in places of religious worship, the main door or doors are permitted to be equipped with key-operated locking devices from the egress side provided: (i) The locking device is readily distinguishable as locked. (ii) A readily visible durable sign is posted on the egress side on or adjacent to the door stating: "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED." The sign shall be in letters 1 inch (25 mm) high on a contrasting background. (iii) The use of the key-operated locking device is revocable by the fire code official for due cause. (c) Where egress doors are used in pairs, approved automatic flush bolts shall be permitted to be used, provided that the door leaf having the automatic flush bolts does not have a doorknob or surface-mounted hardware. (d) Doors from individual dwelling or sleeping units of Group R occupancies having an occupant load of 10 or less are permitted to be equipped with a night latch, dead bolt or security chain, provided such devices are openable from the inside without the use of a key or tool. (e) Fire doors after the minimum elevated temperature has disabled the unlatching mechanism in accordance with listed fire door test procedures. (f) A temporary door locking device that is approved by the building official and noted on the certificate of occupancy in accordance with section 1010.4 of the building code as listed in rule 1301:7-7-80 of the Administrative Code, and that is used in accordance with section 1010.4.1 of the building code as listed in rule 1301:7-7-80 of the Administrative Code

Pass



1010.1.9.4 - Bolt locks

Manually operated flush bolts or surface bolts are not permitted. Exceptions: 1. On doors not required for egress in individual dwelling units or sleeping units. 2. Where a pair of doors serves a storage or equipment room, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf. 3. Where a pair of doors serves an occupant load of less than 50 persons in a Group B, F or S occupancy, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf. The inactive leaf shall not contain doorknobs, panic bars or similar operating hardware. 4. Where a pair of doors serves a Group B, F or S occupancy, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf provided such inactive leaf is not needed to meet egress capacity requirements and the building is equipped throughout with an automatic sprinkler system in accordance with paragraph (C)(3)(a)(i)(903.3.1.1) of rule 1301:7-7-09 of the Administrative Code. The inactive leaf shall not contain doorknobs, panic bars or similar operating hardware. 5. Where a pair of doors serves patient care rooms in Group I-2 occupancies, self latching edge or surface-mounted bolts are permitted on the inactive leaf provided that the inactive leaf is not needed to meet egress capacity requirements and the inactive leaf shall not contain doorknobs, panic bars or similar operating hardware

Pass



1010.1.9.5 - Unlatching

The unlatching of any door or leaf shall not require more than one operation. Exceptions: 1. Places of detention or restraint. 2. Where manually operated bolt locks are permitted by paragraph (J)(1)(i)(iv)(1010.1.9.4) of this rule. 3. Doors with automatic flush bolts as permitted by paragraph (J)(1)(i)(iii)(1010.1.9.3), item 3 of this rule. 4. Doors from individual dwelling units and sleeping units of Group R occupancies as permitted by paragraph (J)(1)(i)(iii)(1010.1.9.3), item 4 of this rule. 5. A temporary door locking device that is approved by the building official and noted on the certificate of occupancy in accordance with section 1010.4 of the building code as listed in rule 1301:7-7-80 of the Administrative Code, and that is used in accordance with section 1010.4.1 of the building code as listed in rule 1301:7-7-80 of the Administrative Code

**1010.1.9.7 - Delayed egress**

Delayed egress locking systems, shall be permitted to be installed on doors serving any occupancy except Group A, E and H in buildings that are equipped throughout with an automatic sprinkler system in accordance with paragraph (C)(3)(a)(i)(903.3.1.1) of rule 1301:7-7-09 of the Administrative Code or an approved automatic smoke or heat detection system installed in accordance with paragraph (G)(907) of rule 1301:7-7-09 of the Administrative Code. The locking system shall be installed and operated in accordance with all of the following: (a) The delay electronics of the delayed egress locking system shall deactivate upon actuation of the automatic sprinkler system or automatic fire detection system, allowing immediate, free egress. (b) The delay electronics of the delayed egress locking system shall deactivate upon loss of power controlling the lock or lock mechanism, allowing immediate free egress. (c) The delayed egress locking system shall have the capability of being deactivated at the fire command center and other approved locations. (d) An attempt to egress shall initiate an irreversible process that shall allow such egress in not more than 15 seconds when a physical effort to exit is applied to the egress side door hardware for not more than 3 seconds. Initiation of the irreversible process shall activate an audible signal in the vicinity of the door. Once the delay electronics have been deactivated, rearming the delay electronics shall be by manual means only. Exception: Where approved, a delay of not more than 30 seconds is permitted on a delayed egress door. (e) The egress path from any point shall not pass through more than one delayed egress locking system. Exception: In Group I-2 or I-3 occupancies, the egress path from any point in the building shall not pass through more than two delayed egress locking systems provided the combined delay does not exceed 30 seconds. (f) A sign shall be provided on the door and shall be located above and within 12 inches (305mm) of the door exit hardware. (i) For doors that swing in the direction of egress, the sign shall read: "PUSH UNTIL ALARM SOUNDS. DOOR CAN BE OPENED IN 15 [30] SECONDS." (ii) For doors that swing in the opposite direction of egress, the sign shall read: "PULL UNTIL ALARM SOUNDS. DOOR CAN BE OPENED IN 15 [30] SECONDS." (iii) The sign shall comply with the visual character requirements in ICC A117.1 as listed in rule 1301:7-7-80 of the Administrative Code. Exception: Where approved, in Group I occupancies, the installation of a sign is not required where care recipients who, because of clinical needs, require restraint or containment as part of the function of the treatment area. (g) Emergency lighting shall be provided on the egress side of the door. (h) The delayed egress locking system units shall be listed in accordance with UL 294 as listed in rule 1301:7-7-80 of the Administrative Code

Pass



1010.1.9.8 - Sensor release of electrically locked egress doors

The electric locks on sensor-released doors located in a means of egress in buildings with an occupancy in Groups A, B, E, I-1, I-2, I-4, M, R-1 or R-2 and entrance doors to tenant spaces in occupancies in Groups A, B, E, I-1, I-2, I-4, M, R-1 or R-2 are permitted where installed and operated in accordance with all of the following criteria: (a) The sensor shall be installed on the egress side, arranged to detect an occupant approaching the doors. The doors shall be arranged to unlock by a signal from or loss of power to the sensor. (b) Loss of power to the lock or locking system shall automatically unlock the doors. (c) The doors shall be arranged to unlock from a manual unlocking device located 40 inches to 48 inches (1016 mm to 1219 mm) vertically above the floor and within 5 feet (1524 mm) of the secured doors. Ready access shall be provided to the manual unlocking device and the device shall be clearly identified by a sign that reads "PUSH TO EXIT." When operated, the manual unlocking device shall result in direct interruption of power to the lock-independent of other electronics-and the doors shall remain unlocked for not less than 30 seconds. (d) Activation of the building fire alarm system, where provided, shall automatically unlock the doors, and the doors shall remain unlocked until the fire alarm system has been reset. (e) Activation of the building automatic sprinkler or fire detection system, where provided, shall automatically unlock the doors. The doors shall remain unlocked until the fire alarm system has been reset. (f) The door locking system units shall be listed in accordance with UL 294 as listed in rule 1301:7-7-80 of the Administrative Code

Pass



1010.1.9.9 - Electromagnetically locked egress doors

Doors in the means of egress in buildings with an occupancy in Group A, B, E, I-1, I-2, I-4, M, R-1 or R-2 and doors to tenant spaces in Group A, B, E, I-1, I-2, I-4, M, R-1 or R-2 shall be permitted to be locked with an electromagnetic locking system where equipped with hardware that incorporates a built-in switch and where installed and operated in accordance with all of the following: (a) The hardware that is affixed to the door leaf has an obvious method of operation that is readily operated under all lighting conditions. (b) The hardware is capable of being operated with one hand. (c) Operation of the hardware directly interrupts the power to the electromagnetic lock and unlocks the door immediately. (d) Loss of power to the locking system automatically unlocks the door. (e) Where panic or fire exit hardware is required by paragraph (H)(a)(x)(1010.1.10) of this rule, operation of the panic or fire exit hardware also releases the electromagnetic lock. (f) The locking system units shall be listed in accordance with UL 294 as listed in rule 1301:7-7-80 of the Administrative Code.

Pass



1104.8 - Opening force for doors

The opening force for interior side-swinging doors without closers shall not exceed a 5-pound (22 N) force. The opening forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door in a closed position. For other side-swinging, sliding and folding doors, the door latch shall release when subjected to a force of not more than 15 pounds (66 N). The door shall be set in motion when subjected to a force not exceeding 30 pounds (133 N). The door shall swing to a full-open position when subjected to a force of not more than 50 pounds (222 N). Forces shall be applied to the latch side.

Pass	 1105.4.4.2.4 - Self- or automatic-closing doors Where self- or automatic-closing doors are required, closer shall be maintained in operational condition
Pass	 305.1 - Clearance from ignition sources Clearance between ignition sources, such as luminaires, heaters, flame-producing devices and combustible materials, shall be maintained in an approved manner.
Pass	 315.3 - Storage in buildings Storage of materials in buildings shall be orderly and stacks shall be stable. Storage of combustible materials shall be separated from heaters or heating devices by distance or shielding so that ignition cannot occur.
Pass	 315.3.1 - Ceiling clearance Storage shall be maintained 2 feet (610 mm) or more below the ceiling in nonsprinklered areas of buildings or not less than 18 inches (457 mm) below sprinkler head deflectors in sprinklered areas of buildings.
Pass	 315.3.2 - Means of egress Combustible materials shall not be stored in exits or enclosures for stairways and ramps.
Pass	 315.3.3 - Equipment rooms Combustible material shall not be stored in boiler rooms, mechanical rooms, electrical equipment rooms or in fire command centers as specified in paragraph (G)(1)(e)(508.1.5) of rule 1301:7-7-05 of the Administrative Code.
Pass	 315.4 - Outside storage Outside storage of combustible materials shall not be located within 10 feet (3048 mm) of a lot line. Exceptions: 1. The separation distance is allowed to be reduced to 3 feet (914 mm) for storage not exceeding 6 feet (1829 mm) in height. 2. The separation distance is allowed to be reduced where the fire code official determines that no hazard to the adjoining property exists.
Pass	 315.4.2 - Height Storage in the open shall not exceed 20 feet (6096 mm) in height.
Pass	 504.2 - Maintenance of exterior doors and openings Exterior doors and their function shall not be eliminated without prior approval. Exterior doors that have been rendered nonfunctional and that retain a functional door exterior appearance shall have a sign affixed to the exterior side of the door with the words "THIS DOOR BLOCKED." The sign shall consist of letters having a principal stroke of not less than ¼ inch (19.1 mm) wide and not less than 6 inches (152 mm) high on a contrasting background. Required fire department access doors shall not be obstructed or eliminated. Exit and exit access doors shall comply with rule 1301:7-7-10 of the Administrative Code. Access doors for high-piled combustible storage shall comply with paragraph (F)(6)(a) (3206.6.1) of rule 1301:7-7-32 of the Administrative Code.

Pass



505.1 - Address identification

New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall not be less than 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

Pass



506.1 - Where required

Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for lifesaving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037 as listed in rule 1301:7-7-80 of the Administrative Code, and shall contain keys to gain necessary access as required by the fire code official.

Pass



506.2 - Key box maintenance

The operator of the building shall immediately notify the fire code official and provide the new key where a lock is changed or rekeyed. The key to such lock shall be secured in the key box.

Pass



5303.5.3 - Securing compressed gas, 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: (i) Securing containers, cylinders and tanks to a fixed object with one or more restraints. (ii) Securing containers, cylinders and tanks on a cart or other mobile device designed for the movement of compressed gas containers, cylinders or tanks. (iii) Nesting of compressed gas containers, cylinders and tanks at container filling or servicing facilities or in seller's warehouses not accessible to the public. Nesting shall be allowed provided the nested containers, cylinders or tanks, if dislodged, do not obstruct the required means of egress. (iv) 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

Pass



5307.1 - General

Carbon dioxide systems with more than 100 pounds (45.4 kg) of carbon dioxide used in beverage dispensing applications shall comply with paragraphs (G)(2)(5307.2) to (G)(5)(b)(5307.5.2) of this rule

Pass	 5307.4 - Protection from damage Carbon dioxide systems shall be installed so that storage tanks, cylinders, piping and fittings are protected from damage by occupants or equipment during normal facility operations
Pass	 5307.5 - Required protection Where carbon dioxide storage tanks, cylinders, piping and equipment are located indoors, rooms or areas containing carbon dioxide storage tanks, cylinders, piping and fittings and other areas where a leak of carbon dioxide can collect shall be provided with either ventilation in accordance with paragraph (G)(5)(a)(5307.5.1) of this rule or an emergency alarm system in accordance with paragraph (G)(5)(b) (5307.5.2) of this rule
Pass	 5307.5.1 - Ventilation Mechanical ventilation shall be in accordance with the mechanical code as listed in rule 1301:7-7-80 of the Administrative Code and shall comply with all of the following: (i) Mechanical ventilation in the room or area shall be at a rate of not less than 1 cubic foot per minute per square foot (0.00508 m³/(s . m²)). (ii) Exhaust shall be taken from a point within 12 inches (305 mm) of the floor. (iii) The ventilation system shall be designed to operate at a negative pressure in relation to the surrounding area
Pass	 5307.5.2 - Emergency alarm system An emergency alarm system shall comply with all of the following: (i) Continuous gas detection shall be provided to monitor areas where carbon dioxide can accumulate. (ii) The threshold for activation of an alarm shall not exceed 5,000 parts per million (9,000 mg/m³). (iii) Activation of the emergency alarm system shall initiate a local alarm within the room or area in which the system is installed
Pass	 604.6 - Emergency lighting equipment Emergency lighting shall be inspected and tested in accordance with paragraphs (D)(6)(a)(604.6.1) to (D)(6)(b)(i) (604.6.2.1) of this rule
Pass	 604.6.1 - Activation test An activation test of the emergency lighting equipment shall be completed monthly. The activation test shall ensure the emergency lighting activates automatically upon normal electrical disconnect and stays sufficiently illuminated for not less than 30 seconds.
Pass	 604.6 - Exit and emergency lighting equipment. Exit and emergency lighting equipment with self contained battery back-up power shall be inspected and tested in accordance with paragraphs (D)(6)(a)(604.6.1) to (D)(6)(c) (604.6.3) of this rule.
Pass	 605.1 - 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.

Pass	 605.11 - Solar photovoltaic power systems Solar photovoltaic power systems shall be installed in accordance with paragraphs (E)(11)(a)(605.11.1) to (E)(11)(b)(605.11.2) of this rule, the building code or residential code and NFPA 70 as listed in rule 1301:7-7-80 of the Administrative Code.
Pass	 605.3 - Working space and clearance A working space of not less than 30 inches (762 mm) in width, 36 inches (914 mm) in depth and 78 inches (1981 mm) in height shall be provided in front of electrical service equipment. Where the electrical service equipment is wider than 30 inches (762 mm), the working space shall be not less than the width of the equipment. Storage of materials shall not be located within the designated working space. Exceptions: 1. Where other dimensions are required or allowed by NFPA 70 as listed in rule 1301:7-7-80 of the Administrative Code. 2. Access openings into attics or under-floor areas which provide a minimum clear opening of 22 inches (559 mm) by 30 inches (762 mm).
Pass	 605.4 - Multiplug adapters Multiplug adapters, such as cube adapters, unfused plug strips or any other device not complying with NFPA 70 as listed in rule 1301:7-7-80 of the Administrative Code shall be prohibited.
Pass	 605.5 - Extension cords Extension cords and flexible cords shall not be a substitute for permanent wiring. Extension cords and flexible 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.
Pass	 605.5.1 - Power supply Extension cords shall be plugged directly into an approved receptacle, power tap or multiplug adapter and, except for approved multiplug extension cords, shall serve only one portable appliance.
Pass	 605.5.2 - Ampacity The ampacity of the extension cords shall be not less than the rated capacity of the portable appliance supplied by the cord.
Pass	 605.5.3 - Maintenance Extension cords shall be maintained in good condition without splices, deterioration or damage.
Pass	 605.5.4 - Grounding Extension cords shall be grounded where serving grounded portable appliances.
Pass	 605.6 - Unapproved conditions Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes.

Pass 	609.3.3 - Cleaning Hoods, grease-removal devices, fans, ducts and other appurtenances shall be cleaned at intervals as required by paragraphs (l)(3)(c)(i)(609.3.3.1) to (l)(3)(c)(iii)(609.3.3.3) of this rule.
Pass 	609.3.3.1 - Inspection Hoods, grease-removal devices, fans, ducts, and other appurtenances shall be inspected at intervals specified in Table 609.3.3.1 of this rule or as approved by the fire code official. Inspections shall be completed by qualified individuals.
Pass 	609.3.3.2 - Grease accumulation If during the inspection it is found that hoods, grease-removal devices, fans, ducts or other appurtenances have an accumulation of grease, such components shall be cleaned in accordance with ANSI/KECA C 10 as listed in rule 1301:7-7-80 of the Administrative Code.
Pass 	609.3.3.3 - Records 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.
Pass 	609.3.3.3.1 - Tags When a commercial kitchen hood or duct system is inspected, a tag containing the service provider name, address, telephone number and date of service shall be provided in a conspicuous location. Prior tags shall be covered or removed.
Pass 	703.1 - Maintenance The required fire-resistance rating of fire-resistance-rated construction including but not limited to, walls, firestops, shaft enclosures, partitions, smoke barriers, floors, fire-resistive coatings and sprayed fireresistant 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 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. 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.

Pass	703.1.3 - Fire walls, fire barriers and fire partitions Required fire walls, fire barriers and fire partitions shall be maintained to prevent the passage of fire. Openings protected with approved doors or fire dampers shall be maintained in accordance with NFPA 80 as listed in rule 1301:7-7-80 of the Administrative Code.
Pass	703.2 - Opening protectives Opening protectives shall be maintained in an operative condition in accordance with NFPA 80 as listed in rule 1301:7-7-80 of the Administrative Code. Where allowed by the fire code official, the application of field-applied labels associated with the maintenance of opening protectives shall follow the requirements of the approved third-party certification organization accredited for listing the opening protective. Fire doors and smoke barrier doors shall not be blocked or obstructed or otherwise made inoperable. Fusible links shall be replaced promptly whenever fused or damaged. Fire door assemblies shall not be modified.
Pass	703.2.2 - Hold-open devices and closers Hold-open devices and automatic door closers, where provided, shall be maintained. During the period that such device is out of service for repairs, the door it operates shall remain in the closed position.
Pass	703.2.3 - Door operation Swinging fire doors shall close from the full-open position and latch automatically. The door closer shall exert enough force to close and latch the door from any partially open position.
Pass	703.3 - Ceilings The hanging and displaying of salable goods and other decorative materials from acoustical ceiling systems that are part of a fire-resistance-rated horizontal assembly, shall be prohibited.
Pass	703.4 - Testing Horizontal and vertical sliding and rolling fire doors shall be inspected and tested annually to confirm proper operation and full closure. Records of inspections and testing shall be maintained.
Pass	704.1 - Enclosure Interior vertical shafts, including but not limited to stairways, elevator hoistways, service and utility shafts, that connect two or more stories of a building shall be enclosed or protected as required in rule 1301:7-7-11 of the Administrative Code. New floor openings in existing buildings shall comply with the building code as listed in rule 1301:7-7-80 of the Administrative Code.
Pass	901.6.1 - Standards Fire protection systems shall be inspected, tested and maintained in accordance with the referenced standards listed in Table 901.6.1 of this rule
Pass	901.6.2 - Records Records of all system inspections, tests and maintenance required by the referenced standards shall be maintained

Pass



901.6.3 - Annual inspection tag for fire protection systems

An inspection tag shall be attached to each fire protection system near the main control valve, main panel, or other such appropriate and visible location as determined by the fire code official. The annual inspection tag shall contain the following information: 1. The individual performing the work and the state fire marshal installer certification number(s) (when applicable); 2. Date of test; 3. Results of inspection and test; 4. Deficiencies or impairments noted (yes or no)

Pass



901.9 - Termination of monitoring service

For fire alarm systems required to be monitored by this code, notice shall be made to the fire code official whenever alarm monitoring services are terminated. Notice shall be made in writing, to the fire code official by the monitoring service provider being terminated

Pass



904.1 - General

Automatic fire-extinguishing systems, other than automatic sprinkler systems, shall be designed, installed, inspected, tested and maintained in accordance with the provisions of this paragraph and the applicable referenced standards

Pass



904.12.6.1 - Existing automatic fire-extinguishing systems

Existing automatic fire extinguishing systems. Where changes in the cooking media, positioning of cooking equipment or replacement of cooking equipment occur in existing commercial cooking systems, the automatic fire-extinguishing system shall be required to comply with the applicable provisions of paragraphs (D)(12)(904.12) to (D)(12)(d)(904.12.4) of this rule

Pass



906.2 - General requirements

Portable fire extinguishers shall be selected, installed and maintained in accordance with this paragraph and NFPA 10 as listed in rule 1301:7-7-80 of the Administrative Code. Exceptions: 1. The distance of travel 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 3 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: 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 as listed in rule 1301:7-7-80 of the Administrative Code. 3. In Group I-3, portable fire extinguishers shall be permitted to be located at staff locations

Pass



906.6 - Unobstructed and unobscured

Portable fire extinguishers shall not be obstructed or obscured from view. In rooms or areas in which visual obstruction cannot be completely avoided, means shall be provided to indicate the locations of extinguishers.

Pass	 906.9 - Extinguisher installation The installation of portable fire extinguishers shall be in accordance with paragraphs (F)(9)(a)(906.9.1) to (F)(9)(c)(906.9.3) of this rule
Pass	 906.9.1 - Extinguishers weighing 40 pounds or less Portable fire extinguishers having a gross weight not exceeding 40 pounds (18 kg) shall be installed so that their tops are not more than 5 feet (1524 mm) above the floor
Pass	 906.9.2 - Extinguishers weighing more than 40 pounds Hand-held portable fire extinguishers having a gross weight exceeding 40 pounds (18 kg) shall be installed so that their tops are not more than 3.5 feet (1067 mm) above the floor
Pass	 906.9.3 - Floor clearance The clearance between the floor and the bottom of installed hand-held portable fire extinguishers shall be not less than 4 inches (102 mm).
Pass	 907.3.1 - Duct smoke detectors Smoke detectors installed in ducts shall be listed for the air velocity, temperature and humidity present in the duct. Duct smoke detectors shall be connected to the building's fire alarm control unit when a fire alarm system is required by paragraph (G)(2)(907.2) of this rule. Activation of a duct smoke detector shall initiate a visible and audible supervisory signal at a constantly attended location and shall perform the intended fire safety function in accordance with this code and the mechanical code as listed in rule 1301:7-7-80 of the Administrative Code. In facilities that are required to be monitored by a supervising station, duct smoke detectors shall report only as a supervisory signal and not as a fire alarm. They shall not be used as a substitute for required open area detection. Exceptions: 1. The supervisory signal at a constantly attended location is not required where duct smoke detectors activate the building's alarm notification appliances. 2. In occupancies not required to be equipped with a fire alarm system, actuation of a smoke detector shall activate a visible and an audible signal in an approved location. Smoke detector trouble conditions shall activate a visible or audible signal in an approved location and shall be identified as air duct detector trouble
Pass	 907.8 - Inspection, testing and maintenance The maintenance and testing schedules and procedures for fire alarm and fire detection systems shall be in accordance with paragraphs (G)(8)(a)(907.8.1) to (G)(8)(e)(907.8.5) of this rule and NFPA 72 as listed in rule 1301:7-7-80 of the Administrative Code. Records of inspection, testing and maintenance shall be maintained
Pass	 907.8.1 - Maintenance required Where required for compliance with the provisions of this code, devices, equipment, systems, conditions, arrangements, levels of protection or other features shall thereafter be continuously maintained in accordance with applicable NFPA requirements or as directed by the fire code official

Pass



908.7 - Carbon dioxide (CO2) systems

Emergency alarm systems in accordance with paragraph (G)(5)(b)(5307.5.2) of rule 1301:7-7-53 of the Administrative Code shall be provided where required for compliance with paragraph (G)(5)(5307.5) of rule 1301:7-7-53 of the Administrative Code

Pass



912.5 - Signs

A metal sign with raised letters at least 1 inch (25 mm) in size shall be mounted on all fire department connections serving automatic sprinklers, standpipes or fire pump connections. Such signs shall read: "AUTOMATIC SPRINKLERS" or "STANDPIPES" or "TEST CONNECTION" or a combination thereof as applicable. Where the fire department connection does not serve the entire building, a sign shall be provided indicating the portions of the building served.

Pass



915.1.1 - Where required

Carbon monoxide detection shall be provided in Group I-1, I-2, I-4 and R occupancies and in classrooms in Group E occupancies in the locations specified in paragraph (O)(2)(915.2) of this rule where any of the conditions in paragraphs (O)(1)(b)(915.1.2) to (O)(1)(f)(915.1.6) of this rule exist.



Statement of Fees

FEE

Invoice Date	Inspection Fee	Date Paid	Amount Paid
N/A	\$0.00		
Invoice Number	Check Number	Transaction Number	
N/A	N/A	N/A	



Huber Heights Fire Division

Inspection Report

Vacant - 5150 BRANDT PIKE, BLDG 5150 Brandt, HUBER HEIGHTS OH 45424

7008 Brandt Pike

INSPECTION DETAILS

Inspection Date	Inspection Type	Inspection Number		
08/02/2022	Annual	21980		
Lead Inspector	Shift	Station	Unit	
DOUG BAUMGARTNER	N/A	N/A	N/A	
Other Inspectors				
N/A				

SUMMARY OF INSPECTION

0 Passed codes
 0 Failed codes
 78 N/A codes

NEXT STEPS

Please direct questions about your inspection to:

DOUG BAUMGARTNER
dbaumgartner@hhoh.org

Reinspection Date

08/02/2023

GENERAL NOTES

DOUG BAUMGARTNER - 08/02/2022 @ 15:02

Occupancy appears to be vacant. Windows and doors are boarded

SIGNATURES

Contact signature

Inspector signature

Migrated Occupancy Contact

08/02/2022

DOUG BAUMGARTNER

08/02/2022

CHECKLISTS

Annual Inspection

Status	Code	Description
N/A 	1003.6 - Means of egress continuity	The path of egress travel along a means of egress shall not be interrupted by a building element other than a means of egress component as specified in this rule. Obstructions shall not be placed in the minimum width or required capacity of a means of egress component except projections permitted by this rule. The minimum width or required capacity of a means of egress system shall not be diminished along the path of egress travel
N/A 	1004.3 - Posting of occupant load	Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or the owner's authorized agent.
N/A 	1010.1.10 - Panic and fire exit hardware	Doors serving a Group H occupancy and doors serving rooms or spaces with an occupant load of 50 or more in a Group A or E occupancy shall not be provided with a latch or lock other than panic hardware or fire exit hardware. Exceptions: 1. A main exit of a Group A occupancy shall be permitted to be locking in accordance with paragraph (J)(1)(i)(iii)(1010.1.9.3), Item 2 of this rule. 2. Doors serving a Group A or E occupancy shall be permitted to be electromagnetically locked in accordance with paragraph (J)(1)(i)(ix)(1010.1.9.9) of this rule. Electrical rooms with equipment rated 1,200 amperes or more and over 6 feet (1829 mm) wide, and that contain over-current devices, switching devices or control devices with exit or exit access doors, must be equipped with panic hardware or fire exit hardware. The doors shall swing in the direction of egress travel
N/A 	1010.1.9 - Door operations	Except as specifically permitted by this paragraph egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort. Exception: A temporary door locking device that is approved by the building official and noted on the certificate of occupancy in accordance with section 1010.4 of the building code as listed in rule 1301:7-7-80 of the Administrative Code, and that is used in accordance with section 1010.4.1 of the building code as listed in rule 1301:7-7-80 of the Administrative Code
N/A 	1010.1.9.1 - Hardware	Door handles, pulls, latches, locks and other operating devices on doors required to be accessible by Chapter 11 of the building code as listed in rule 1301:7-7-80 of the Administrative Code shall not require tight grasping, tight pinching or twisting of the wrist to operate. Exception: A temporary door locking device that is approved by the building official and noted on the certificate of occupancy in accordance with section 1010.4 of the building code as listed in rule 1301:7-7-80 of the Administrative Code, and that is used in accordance with section 1010.4.1 of the building code as listed in rule 1301:7-7-80 of the Administrative Code

N/A



1010.1.9.3 - Locks and latches

Locks and latches shall be permitted to prevent operation of doors where any of the following exist: (a) Places of detention or restraint. (b) In buildings in occupancy Group A having an occupant load of 300 or less. Groups B, F, M and S, and in places of religious worship, the main door or doors are permitted to be equipped with key-operated locking devices from the egress side provided: (i) The locking device is readily distinguishable as locked. (ii) A readily visible durable sign is posted on the egress side on or adjacent to the door stating: "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED." The sign shall be in letters 1 inch (25 mm) high on a contrasting background. (iii) The use of the key-operated locking device is revocable by the fire code official for due cause. (c) Where egress doors are used in pairs, approved automatic flush bolts shall be permitted to be used, provided that the door leaf having the automatic flush bolts does not have a doorknob or surface-mounted hardware. (d) Doors from individual dwelling or sleeping units of Group R occupancies having an occupant load of 10 or less are permitted to be equipped with a night latch, dead bolt or security chain, provided such devices are openable from the inside without the use of a key or tool. (e) Fire doors after the minimum elevated temperature has disabled the unlatching mechanism in accordance with listed fire door test procedures. (f) A temporary door locking device that is approved by the building official and noted on the certificate of occupancy in accordance with section 1010.4 of the building code as listed in rule 1301:7-7-80 of the Administrative Code, and that is used in accordance with section 1010.4.1 of the building code as listed in rule 1301:7-7-80 of the Administrative Code

N/A



1010.1.9.4 - Bolt locks

Manually operated flush bolts or surface bolts are not permitted. Exceptions: 1. On doors not required for egress in individual dwelling units or sleeping units. 2. Where a pair of doors serves a storage or equipment room, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf. 3. Where a pair of doors serves an occupant load of less than 50 persons in a Group B, F or S occupancy, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf. The inactive leaf shall not contain doorknobs, panic bars or similar operating hardware. 4. Where a pair of doors serves a Group B, F or S occupancy, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf provided such inactive leaf is not needed to meet egress capacity requirements and the building is equipped throughout with an automatic sprinkler system in accordance with paragraph (C)(3)(a)(i)(903.3.1.1) of rule 1301:7-7-09 of the Administrative Code. The inactive leaf shall not contain doorknobs, panic bars or similar operating hardware. 5. Where a pair of doors serves patient care rooms in Group I-2 occupancies, self latching edge or surface-mounted bolts are permitted on the inactive leaf provided that the inactive leaf is not needed to meet egress capacity requirements and the inactive leaf shall not contain doorknobs, panic bars or similar operating hardware

N/A



1010.1.9.5 - Unlatching

The unlatching of any door or leaf shall not require more than one operation. Exceptions: 1. Places of detention or restraint. 2. Where manually operated bolt locks are permitted by paragraph (J)(1)(i)(iv)(1010.1.9.4) of this rule. 3. Doors with automatic flush bolts as permitted by paragraph (J)(1)(i)(iii)(1010.1.9.3), item 3 of this rule. 4. Doors from individual dwelling units and sleeping units of Group R occupancies as permitted by paragraph (J)(1)(i)(iii)(1010.1.9.3), item 4 of this rule. 5. A temporary door locking device that is approved by the building official and noted on the certificate of occupancy in accordance with section 1010.4 of the building code as listed in rule 1301:7-7-80 of the Administrative Code, and that is used in accordance with section 1010.4.1 of the building code as listed in rule 1301:7-7-80 of the Administrative Code

N/A



1010.1.9.7 - Delayed egress

Delayed egress locking systems, shall be permitted to be installed on doors serving any occupancy except Group A, E and H in buildings that are equipped throughout with an automatic sprinkler system in accordance with paragraph (C)(3)(a)(i)(903.3.1.1) of rule 1301:7-7-09 of the Administrative Code or an approved automatic smoke or heat detection system installed in accordance with paragraph (G)(907) of rule 1301:7-7-09 of the Administrative Code. The locking system shall be installed and operated in accordance with all of the following: (a) The delay electronics of the delayed egress locking system shall deactivate upon actuation of the automatic sprinkler system or automatic fire detection system, allowing immediate, free egress. (b) The delay electronics of the delayed egress locking system shall deactivate upon loss of power controlling the lock or lock mechanism, allowing immediate free egress. (c) The delayed egress locking system shall have the capability of being deactivated at the fire command center and other approved locations. (d) An attempt to egress shall initiate an irreversible process that shall allow such egress in not more than 15 seconds when a physical effort to exit is applied to the egress side door hardware for not more than 3 seconds. Initiation of the irreversible process shall activate an audible signal in the vicinity of the door. Once the delay electronics have been deactivated, rearming the delay electronics shall be by manual means only. Exception: Where approved, a delay of not more than 30 seconds is permitted on a delayed egress door. (e) The egress path from any point shall not pass through more than one delayed egress locking system. Exception: In Group I-2 or I-3 occupancies, the egress path from any point in the building shall not pass through more than two delayed egress locking systems provided the combined delay does not exceed 30 seconds. (f) A sign shall be provided on the door and shall be located above and within 12 inches (305mm) of the door exit hardware. (i) For doors that swing in the direction of egress, the sign shall read: "PUSH UNTIL ALARM SOUNDS. DOOR CAN BE OPENED IN 15 [30] SECONDS." (ii) For doors that swing in the opposite direction of egress, the sign shall read: "PULL UNTIL ALARM SOUNDS. DOOR CAN BE OPENED IN 15 [30] SECONDS." (iii) The sign shall comply with the visual character requirements in ICC A117.1 as listed in rule 1301:7-7-80 of the Administrative Code. Exception: Where approved, in Group I occupancies, the installation of a sign is not required where care recipients who, because of clinical needs, require restraint or containment as part of the function of the treatment area. (g) Emergency lighting shall be provided on the egress side of the door. (h) The delayed egress locking system units shall be listed in accordance with UL 294 as listed in rule 1301:7-7-80 of the Administrative Code

N/A



1010.1.9.8 - Sensor release of electrically locked egress doors

The electric locks on sensor-released doors located in a means of egress in buildings with an occupancy in Groups A, B, E, I-1, I-2, I-4, M, R-1 or R-2 and entrance doors to tenant spaces in occupancies in Groups A, B, E, I-1, I-2, I-4, M, R-1 or R-2 are permitted where installed and operated in accordance with all of the following criteria: (a) The sensor shall be installed on the egress side, arranged to detect an occupant approaching the doors. The doors shall be arranged to unlock by a signal from or loss of power to the sensor. (b) Loss of power to the lock or locking system shall automatically unlock the doors. (c) The doors shall be arranged to unlock from a manual unlocking device located 40 inches to 48 inches (1016 mm to 1219 mm) vertically above the floor and within 5 feet (1524 mm) of the secured doors. Ready access shall be provided to the manual unlocking device and the device shall be clearly identified by a sign that reads "PUSH TO EXIT." When operated, the manual unlocking device shall result in direct interruption of power to the lock-independent of other electronics-and the doors shall remain unlocked for not less than 30 seconds. (d) Activation of the building fire alarm system, where provided, shall automatically unlock the doors, and the doors shall remain unlocked until the fire alarm system has been reset. (e) Activation of the building automatic sprinkler or fire detection system, where provided, shall automatically unlock the doors. The doors shall remain unlocked until the fire alarm system has been reset. (f) The door locking system units shall be listed in accordance with UL 294 as listed in rule 1301:7-7-80 of the Administrative Code

N/A



1010.1.9.9 - Electromagnetically locked egress doors

Doors in the means of egress in buildings with an occupancy in Group A, B, E, I-1, I-2, I-4, M, R-1 or R-2 and doors to tenant spaces in Group A, B, E, I-1, I-2, I-4, M, R-1 or R-2 shall be permitted to be locked with an electromagnetic locking system where equipped with hardware that incorporates a built-in switch and where installed and operated in accordance with all of the following: (a) The hardware that is affixed to the door leaf has an obvious method of operation that is readily operated under all lighting conditions. (b) The hardware is capable of being operated with one hand. (c) Operation of the hardware directly interrupts the power to the electromagnetic lock and unlocks the door immediately. (d) Loss of power to the locking system automatically unlocks the door. (e) Where panic or fire exit hardware is required by paragraph (H)(a)(x)(1010.1.10) of this rule, operation of the panic or fire exit hardware also releases the electromagnetic lock. (f) The locking system units shall be listed in accordance with UL 294 as listed in rule 1301:7-7-80 of the Administrative Code,

N/A



102.3.2 - Certificate of occupancy

A responsible person shall maintain a copy of the current certificate of occupancy, for a structure regulated by the building code in accordance with 1301:7-7-80 of the Administrative Code and make it available to the fire code official upon request. This paragraph only applies to a certificate of occupancy in existence as of the effective date of this rule issued by a building official and/or a certificate of occupancy issued by a building official after the effective date of this rule.

N/A



102.3.3 - Change of use or occupancy

Changes shall not be made in the use or occupancy of any structure that would place the structure in a different division of the same group or occupancy or in a different group of occupancies, unless such structure is made to comply with the requirements of this code and the building code as listed in rule 1301:7-7-80 of the Administrative Code. Subject to the approval of the fire code official, the use or occupancy of an existing structure shall be allowed to be changed and the structure is allowed to be occupied for purposes in other groups without conforming to all the requirements of this code and the building code as listed in rule 1301:7-7-80 of the Administrative Code for those groups, provided the new or proposed use is less hazardous, based on life and fire risk, than the existing use.

N/A



1104.8 - Opening force for doors

The opening force for interior side-swinging doors without closers shall not exceed a 5-pound (22 N) force. The opening forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door in a closed position. For other side-swinging, sliding and folding doors, the door latch shall release when subjected to a force of not more than 15 pounds (66 N). The door shall be set in motion when subjected to a force not exceeding 30 pounds (133 N). The door shall swing to a full-open position when subjected to a force of not more than 50 pounds (222 N). Forces shall be applied to the latch side.

N/A



1105.4.4.2.4 - Self- or automatic-closing doors

Where self- or automatic-closing doors are required, closer shall be maintained in operational condition

N/A



305.1 - Clearance from ignition sources

Clearance between ignition sources, such as luminaires, heaters, flame-producing devices and combustible materials, shall be maintained in an approved manner.

N/A



315.3 - Storage in buildings

Storage of materials in buildings shall be orderly and stacks shall be stable. Storage of combustible materials shall be separated from heaters or heating devices by distance or shielding so that ignition cannot occur.

N/A



315.3.1 - Ceiling clearance

Storage shall be maintained 2 feet (610 mm) or more below the ceiling in nonsprinklered areas of buildings or not less than 18 inches (457 mm) below sprinkler head deflectors in sprinklered areas of buildings.

N/A



315.3.2 - Means of egress

Combustible materials shall not be stored in exits or enclosures for stairways and ramps.

N/A



315.3.3 - Equipment rooms

Combustible material shall not be stored in boiler rooms, mechanical rooms, electrical equipment rooms or in fire command centers as specified in paragraph (G)(1)(e)(508.1.5) of rule 1301:7-7-05 of the Administrative Code.

N/A



315.4 - Outside storage

Outside storage of combustible materials shall not be located within 10 feet (3048 mm) of a lot line. Exceptions: 1. The separation distance is allowed to be reduced to 3 feet (914 mm) for storage not exceeding 6 feet (1829 mm) in height. 2. The separation distance is allowed to be reduced where the fire code official determines that no hazard to the adjoining property exists.

N/A



315.4.2 - Height

Storage in the open shall not exceed 20 feet (6096 mm) in height.

N/A



504.2 - Maintenance of exterior doors and openings

Exterior doors and their function shall not be eliminated without prior approval. Exterior doors that have been rendered nonfunctional and that retain a functional door exterior appearance shall have a sign affixed to the exterior side of the door with the words "THIS DOOR BLOCKED." The sign shall consist of letters having a principal stroke of not less than 3/4 inch (19.1 mm) wide and not less than 6 inches (152 mm) high on a contrasting background. Required fire department access doors shall not be obstructed or eliminated. Exit and exit access doors shall comply with rule 1301:7-7-10 of the Administrative Code. Access doors for high-piled combustible storage shall comply with paragraph (F)(6)(a) (3206.6.1) of rule 1301:7-7-32 of the Administrative Code.

N/A



505.1 - Address identification

New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall not be less than 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

N/A



506.1 - Where required

Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for lifesaving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037 as listed in rule 1301:7-7-80 of the Administrative Code, and shall contain keys to gain necessary access as required by the fire code official.

N/A



506.2 - Key box maintenance

The operator of the building shall immediately notify the fire code official and provide the new key where a lock is changed or rekeyed. The key to such lock shall be secured in the key box.

N/A 	509.1.1 - Utility identification Where required by the fire code official, gas shutoff valves, electric meters, service switches and other utility equipment shall be clearly and legibly marked to identify the unit or space that it serves. Identification shall be made in an approved manner, readily visible and shall be maintained.
N/A 	5303.5.3 - Securing compressed gas, 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: (i) Securing containers, cylinders and tanks to a fixed object with one or more restraints. (ii) Securing containers, cylinders and tanks on a cart or other mobile device designed for the movement of compressed gas containers, cylinders or tanks. (iii) Nesting of compressed gas containers, cylinders and tanks at container filling or servicing facilities or in seller's warehouses not accessible to the public. Nesting shall be allowed provided the nested containers, cylinders or tanks, if dislodged, do not obstruct the required means of egress. (iv) 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
N/A 	5307.1 - General Carbon dioxide systems with more than 100 pounds (45.4 kg) of carbon dioxide used in beverage dispensing applications shall comply with paragraphs (G)(2)(5307.2) to (G)(5)(b) (5307.5.2) of this rule
N/A 	5307.4 - Protection from damage Carbon dioxide systems shall be installed so that storage tanks, cylinders, piping and fittings are protected from damage by occupants or equipment during normal facility operations
N/A 	5307.5 - Required protection Where carbon dioxide storage tanks, cylinders, piping and equipment are located indoors, rooms or areas containing carbon dioxide storage tanks, cylinders, piping and fittings and other areas where a leak of carbon dioxide can collect shall be provided with either ventilation in accordance with paragraph (G)(5)(a)(5307.5.1) of this rule or an emergency alarm system in accordance with paragraph (G)(5)(b) (5307.5.2) of this rule
N/A 	5307.5.1 - Ventilation Mechanical ventilation shall be in accordance with the mechanical code as listed in rule 1301:7-7-80 of the Administrative Code and shall comply with all of the following: (i) Mechanical ventilation in the room or area shall be at a rate of not less than 1 cubic foot per minute per square foot [0.00508 m³/(s . m²)]. (ii) Exhaust shall be taken from a point within 12 inches (305 mm) of the floor. (iii) The ventilation system shall be designed to operate at a negative pressure in relation to the surrounding area

N/A 	5307.5.2 - Emergency alarm system An emergency alarm system shall comply with all of the following: (i) Continuous gas detection shall be provided to monitor areas where carbon dioxide can accumulate. (ii) The threshold for activation of an alarm shall not exceed 5,000 parts per million (9,000 mg/m3). (iii) Activation of the emergency alarm system shall initiate a local alarm within the room or area in which the system is installed
N/A 	603.6.2 - Heating appliance installation and maintenance. Heating appliances shall be installed and maintained in accordance with the manufacturer's instructions, the building code, the mechanical code, the International Fuel Gas Code and NFPA 70 as listed in rule 1301:7-7-80 of the Administrative Code.
N/A 	604.6 - Emergency lighting equipment Emergency lighting shall be inspected and tested in accordance with paragraphs (D)(6)(a)(604.6.1) to (D)(6)(b)(i)(604.6.2.1) of this rule
N/A 	604.6.1 - Activation test An activation test of the emergency lighting equipment shall be completed monthly. The activation test shall ensure the emergency lighting activates automatically upon normal electrical disconnect and stays sufficiently illuminated for not less than 30 seconds.
N/A 	604.8 - Exit and emergency lighting equipment. Exit and emergency lighting equipment with self contained battery back-up power shall be inspected and tested in accordance with paragraphs (D)(6)(a)(604.6.1) to (D)(6)(c)(604.6.3) of this rule.
N/A 	605.1 - 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.
N/A 	605.11 - Solar photovoltaic power systems Solar photovoltaic power systems shall be installed in accordance with paragraphs (E)(11)(a)(605.11.1) to (E)(11)(b)(605.11.2) of this rule, the building code or residential code and NFPA 70 as listed in rule 1301:7-7-80 of the Administrative Code.
N/A 	605.3 - Working space and clearance A working space of not less than 30 inches (762 mm) in width, 36 inches (914 mm) in depth and 78 inches (1981 mm) in height shall be provided in front of electrical service equipment. Where the electrical service equipment is wider than 30 inches (762 mm), the working space shall be not less than the width of the equipment. Storage of materials shall not be located within the designated working space. Exceptions: 1. Where other dimensions are required or allowed by NFPA 70 as listed in rule 1301:7-7-80 of the Administrative Code. 2. Access openings into attics or under-floor areas which provide a minimum clear opening of 22 inches (559 mm) by 30 inches (762 mm).

N/A 	605.4 - Multiplug adapters Multiplug adapters, such as cube adapters, unfused plug strips or any other device not complying with NFPA 70 as listed in rule 1301:7-7-80 of the Administrative Code shall be prohibited.
N/A 	605.5 - Extension cords Extension cords and flexible cords shall not be a substitute for permanent wiring. Extension cords and flexible 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.
N/A 	605.5.1 - Power supply Extension cords shall be plugged directly into an approved receptacle, power tap or multiplug adapter and, except for approved multiplug extension cords, shall serve only one portable appliance.
N/A 	605.5.2 - Ampacity The ampacity of the extension cords shall be not less than the rated capacity of the portable appliance supplied by the cord.
N/A 	605.5.3 - Maintenance Extension cords shall be maintained in good condition without splices, deterioration or damage.
N/A 	605.5.4 - Grounding Extension cords shall be grounded where serving grounded portable appliances.
N/A 	605.6 - Unapproved conditions Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes.
N/A 	609.3.3 - Cleaning Hoods, grease-removal devices, fans, ducts and other appurtenances shall be cleaned at intervals as required by paragraphs (f)(3)(c)(i)(609.3.3.1) to (f)(3)(c)(iii)(609.3.3.3) of this rule.
N/A 	609.3.3.1 - Inspection Hoods, grease-removal devices, fans, ducts, and other appurtenances shall be inspected at intervals specified in Table 609.3.3.1 of this rule or as approved by the fire code official. Inspections shall be completed by qualified individuals.
N/A 	609.3.3.2 - Grease accumulation If during the inspection it is found that hoods, grease-removal devices, fans, ducts or other appurtenances have an accumulation of grease, such components shall be cleaned in accordance with ANSI/NECA C 10 as listed in rule 1301:7-7-80 of the Administrative Code.

N/A



609.3.3.3 - Records

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.

N/A



609.3.3.3.1 - Tags

When a commercial kitchen hood or duct system is inspected, a tag containing the service provider name, address, telephone number and date of service shall be provided in a conspicuous location. Prior tags shall be covered or removed.

N/A



703.1 - Maintenance

The required fire-resistance rating of fire-resistance-rated construction including but not limited to, walls, firestops, shaft enclosures, partitions, smoke barriers, floors, fire-resistive coatings and sprayed fireresistant 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 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. 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.

N/A



703.1.3 - Fire walls, fire barriers and fire partitions

Required fire walls, fire barriers and fire partitions shall be maintained to prevent the passage of fire. Openings protected with approved doors or fire dampers shall be maintained in accordance with NFPA 80 as listed in rule 1301:7-80 of the Administrative Code.

N/A



703.2 - Opening protectives

Opening protectives shall be maintained in an operative condition in accordance with NFPA 80 as listed in rule 1301:7-80 of the Administrative Code. Where allowed by the fire code official, the application of field-applied labels associated with the maintenance of opening protectives shall follow the requirements of the approved third-party certification organization accredited for listing the opening protective. Fire doors and smoke barrier doors shall not be blocked or obstructed or otherwise made inoperable. Fusible links shall be replaced promptly whenever fused or damaged. Fire door assemblies shall not be modified.

N/A



703.2.2 - Hold-open devices and closers

Hold-open devices and automatic door closers, where provided, shall be maintained. During the period that such device is out of service for repairs, the door it operates shall remain in the closed position.

N/A 	703.2.3 - Door operation Swinging fire doors shall close from the full-open position and latch automatically. The door closer shall exert enough force to close and latch the door from any partially open position.
N/A 	703.3 - Ceilings The hanging and displaying of salable goods and other decorative materials from acoustical ceiling systems that are part of a fire-resistance-rated horizontal assembly, shall be prohibited.
N/A 	703.4 - Testing Horizontal and vertical sliding and rolling fire doors shall be inspected and tested annually to confirm proper operation and full closure. Records of inspections and testing shall be maintained.
N/A 	704.1 - Enclosure Interior vertical shafts, including but not limited to stairways, elevator hoistways, service and utility shafts, that connect two or more stories of a building shall be enclosed or protected as required in rule 1301:7-7-11 of the Administrative Code. New floor openings in existing buildings shall comply with the building code as listed in rule 1301:7-7-80 of the Administrative Code.
N/A 	901.6.1 - Standards Fire protection systems shall be inspected, tested and maintained in accordance with the referenced standards listed in Table 901.6.1 of this rule
N/A 	901.6.2 - Records Records of all system inspections, tests and maintenance required by the referenced standards shall be maintained
N/A 	901.6.3 - Annual inspection tag for fire protection systems An inspection tag shall be attached to each fire protection system near the main control valve, main panel, or other such appropriate and visible location as determined by the fire code official. The annual inspection tag shall contain the following information: 1. The individual performing the work and the state fire marshal installer certification number(s) (when applicable); 2. Date of test; 3. Results of inspection and test; 4. Deficiencies or impairments noted (yes or no)
N/A 	901.9 - Termination of monitoring service For fire alarm systems required to be monitored by this code, notice shall be made to the fire code official whenever alarm monitoring services are terminated. Notice shall be made in writing, to the fire code official by the monitoring service provider being terminated
N/A 	904.1 - General Automatic fire-extinguishing systems, other than automatic sprinkler systems, shall be designed, installed, inspected, tested and maintained in accordance with the provisions of this paragraph and the applicable referenced standards

N/A



904.12.6.1 - Existing automatic fire-extinguishing systems
Existing automatic fire extinguishing systems. Where changes in the cooking media, positioning of cooking equipment or replacement of cooking equipment occur in existing commercial cooking systems, the automatic fire-extinguishing system shall be required to comply with the applicable provisions of paragraphs (D)(12)(904.12) to (D)(12)(d)(904.12.4) of this rule

N/A



906.2 - General requirements
Portable fire extinguishers shall be selected, installed and maintained in accordance with this paragraph and NFPA 10 as listed in rule 1301:7-7-80 of the Administrative Code.
Exceptions: 1. The distance of travel 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 3 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: 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 as listed in rule 1301:7-7-80 of the Administrative Code. 3. In Group I-3, portable fire extinguishers shall be permitted to be located at staff locations

N/A



906.6 - Unobstructed and unobscured
Portable fire extinguishers shall not be obstructed or obscured from view. In rooms or areas in which visual obstruction cannot be completely avoided, means shall be provided to indicate the locations of extinguishers.

N/A



906.9 - Extinguisher installation
The installation of portable fire extinguishers shall be in accordance with paragraphs (F)(9)(a)(906.9.1) to (F)(9)(c)(906.9.3) of this rule

N/A



906.9.1 - Extinguishers weighing 40 pounds or less
Portable fire extinguishers having a gross weight not exceeding 40 pounds (18 kg) shall be installed so that their tops are not more than 5 feet (1524 mm) above the floor

N/A



906.9.2 - Extinguishers weighing more than 40 pounds
Hand-held portable fire extinguishers having a gross weight exceeding 40 pounds (18 kg) shall be installed so that their tops are not more than 3.5 feet (1067 mm) above the floor

N/A



906.9.3 - Floor clearance
The clearance between the floor and the bottom of installed hand-held portable fire extinguishers shall be not less than 4 inches (102 mm).

N/A



907.3.1 - Duct smoke detectors

Smoke detectors installed in ducts shall be listed for the air velocity, temperature and humidity present in the duct. Duct smoke detectors shall be connected to the building's fire alarm control unit when a fire alarm system is required by paragraph (G)(2)(907.2) of this rule. Activation of a duct smoke detector shall initiate a visible and audible supervisory signal at a constantly attended location and shall perform the intended fire safety function in accordance with this code and the mechanical code as listed in rule 1301:7-7-80 of the Administrative Code. In facilities that are required to be monitored by a supervising station, duct smoke detectors shall report only as a supervisory signal and not as a fire alarm. They shall not be used as a substitute for required open area detection. Exceptions: 1. The supervisory signal at a constantly attended location is not required where duct smoke detectors activate the building's alarm notification appliances. 2. In occupancies not required to be equipped with a fire alarm system, actuation of a smoke detector shall activate a visible and an audible signal in an approved location. Smoke detector trouble conditions shall activate a visible or audible signal in an approved location and shall be identified as air duct detector trouble

N/A



907.8 - Inspection, testing and maintenance

The maintenance and testing schedules and procedures for fire alarm and fire detection systems shall be in accordance with paragraphs (G)(8)(a)(907.8.1) to (G)(8)(e)(907.8.5) of this rule and NFPA 72 as listed in rule 1301:7-7-80 of the Administrative Code. Records of inspection, testing and maintenance shall be maintained

N/A



907.8.1 - Maintenance required

Where required for compliance with the provisions of this code, devices, equipment, systems, conditions, arrangements, levels of protection or other features shall thereafter be continuously maintained in accordance with applicable NFPA requirements or as directed by the fire code official

N/A



908.7 - Carbon dioxide (CO2) systems

Emergency alarm systems in accordance with paragraph (G)(5)(b)(5307.5.2) of rule 1301:7-7-53 of the Administrative Code shall be provided where required for compliance with paragraph (G)(5)(5307.5) of rule 1301:7-7-53 of the Administrative Code

N/A



912.5 - Signs

A metal sign with raised letters at least 1 inch (25 mm) in size shall be mounted on all fire department connections serving automatic sprinklers, standpipes or fire pump connections. Such signs shall read: "AUTOMATIC SPRINKLERS" or "STANDPIPES" or "TEST CONNECTION" or a combination thereof as applicable. Where the fire department connection does not serve the entire building, a sign shall be provided indicating the portions of the building served.

N/A



915.1.1 - Where required

Carbon monoxide detection shall be provided in Group I-1, I-2, I-4 and R occupancies and in classrooms in Group E occupancies in the locations specified in paragraph (O)(2)(915.2) of this rule where any of the conditions in paragraphs (O)(1)(b)(915.1.2) to (O)(1)(f)(915.1.6) of this rule exist.



Statement of Fees

FEE

Invoice Date	Inspection Fee	Date Paid	Amount Paid
N/A			
Invoice Number	Check Number	Transaction Number	
N/A	N/A	N/A	



Huber Heights Fire Division

Inspection Report

Vacant - 5150 BRANDT PIKE, BLDG 5150 Brandt, HUBER HEIGHTS OH 45424

7008 Brandt Pike

INSPECTION DETAILS

Inspection Date	Inspection Type	Inspection Number		
03/22/2023	Annual	22917		
Lead Inspector	Shift	Station	Unit	
MARK LYNCH	N/A	N/A	N/A	
Other Inspectors				
N/A				

SUMMARY OF INSPECTION

0 Passed codes
 0 Failed codes
 78 N/A codes

NEXT STEPS

Please direct questions about your inspection to:

MARK LYNCH
lynchmm624@gmail.com

Reinspection Date

03/22/2024

GENERAL NOTES

MARK LYNCH - 03/22/2023 @ 15:38

Occupancy is vacant, it appears that there is a large fire load inside this building. Also the roof is wavy and appears weak.

SIGNATURES

Contact signature

Inspector signature

N/A

ML

Migrated Occupancy Contact

03/22/2023

MARK LYNCH

03/22/2023

CHECKLISTS

Annual Inspection

Status	Code	Description
N/A 	1003.6 - Means of egress continuity	The path of egress travel along a means of egress shall not be interrupted by a building element other than a means of egress component as specified in this rule. Obstructions shall not be placed in the minimum width or required capacity of a means of egress component except projections permitted by this rule. The minimum width or required capacity of a means of egress system shall not be diminished along the path of egress travel
N/A 	1004.3 - Posting of occupant load	Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or the owner's authorized agent.
N/A 	1010.1.10 - Panic and fire exit hardware	Doors serving a Group H occupancy and doors serving rooms or spaces with an occupant load of 50 or more in a Group A or E occupancy shall not be provided with a latch or lock other than panic hardware or fire exit hardware. Exceptions: 1. A main exit of a Group A occupancy shall be permitted to be locking in accordance with paragraph (J)(1)(i)(iii)(1010.1.9.3), Item 2 of this rule. 2. Doors serving a Group A or E occupancy shall be permitted to be electromagnetically locked in accordance with paragraph (J)(1)(i)(ix)(1010.1.9.9) of this rule. Electrical rooms with equipment rated 1,200 amperes or more and over 6 feet (1829 mm) wide, and that contain over-current devices, switching devices or control devices with exit or exit access doors, must be equipped with panic hardware or fire exit hardware. The doors shall swing in the direction of egress travel
N/A 	1010.1.9 - Door operations	Except as specifically permitted by this paragraph egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort. Exception: A temporary door locking device that is approved by the building official and noted on the certificate of occupancy in accordance with section 1010.4 of the building code as listed in rule 1301:7-7-80 of the Administrative Code, and that is used in accordance with section 1010.4.1 of the building code as listed in rule 1301:7-7-80 of the Administrative Code
N/A 	1010.1.9.1 - Hardware	Door handles, pulls, latches, locks and other operating devices on doors required to be accessible by Chapter 11 of the building code as listed in rule 1301:7-7-80 of the Administrative Code shall not require tight grasping, tight pinching or twisting of the wrist to operate. Exception: A temporary door locking device that is approved by the building official and noted on the certificate of occupancy in accordance with section 1010.4 of the building code as listed in rule 1301:7-7-80 of the Administrative Code, and that is used in accordance with section 1010.4.1 of the building code as listed in rule 1301:7-7-80 of the Administrative Code

N/A



1010.1.9.3 - Locks and latches

Locks and latches shall be permitted to prevent operation of doors where any of the following exist: (a) Places of detention or restraint. (b) In buildings in occupancy Group A having an occupant load of 300 or less, Groups B, F, M and S, and in places of religious worship, the main door or doors are permitted to be equipped with key-operated locking devices from the egress side provided: (i) The locking device is readily distinguishable as locked. (ii) A readily visible durable sign is posted on the egress side on or adjacent to the door stating: "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED." The sign shall be in letters 1 inch (25 mm) high on a contrasting background. (iii) The use of the key-operated locking device is revocable by the fire code official for due cause. (c) Where egress doors are used in pairs, approved automatic flush bolts shall be permitted to be used, provided that the door leaf having the automatic flush bolts does not have a doorknob or surface-mounted hardware. (d) Doors from individual dwelling or sleeping units of Group R occupancies having an occupant load of 10 or less are permitted to be equipped with a night latch, dead bolt or security chain, provided such devices are openable from the inside without the use of a key or tool. (e) Fire doors after the minimum elevated temperature has disabled the unlatching mechanism in accordance with listed fire door test procedures. (f) A temporary door locking device that is approved by the building official and noted on the certificate of occupancy in accordance with section 1010.4 of the building code as listed in rule 1301:7-7-80 of the Administrative Code, and that is used in accordance with section 1010.4.1 of the building code as listed in rule 1301:7-7-80 of the Administrative Code

N/A



1010.1.9.4 - Bolt locks

Manually operated flush bolts or surface bolts are not permitted. Exceptions: 1. On doors not required for egress in individual dwelling units or sleeping units. 2. Where a pair of doors serves a storage or equipment room, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf. 3. Where a pair of doors serves an occupant load of less than 50 persons in a Group B, F or S occupancy, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf. The inactive leaf shall not contain doorknobs, panic bars or similar operating hardware. 4. Where a pair of doors serves a Group B, F or S occupancy, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf provided such inactive leaf is not needed to meet egress capacity requirements and the building is equipped throughout with an automatic sprinkler system in accordance with paragraph (C)(3)(a)(i)(903.3.1.1) of rule 1301:7-7-09 of the Administrative Code. The inactive leaf shall not contain doorknobs, panic bars or similar operating hardware. 5. Where a pair of doors serves patient care rooms in Group I-2 occupancies, self latching edge or surface-mounted bolts are permitted on the inactive leaf provided that the inactive leaf is not needed to meet egress capacity requirements and the inactive leaf shall not contain doorknobs, panic bars or similar operating hardware

N/A



1010.1.9.5 - Unlatching

The unlatching of any door or leaf shall not require more than one operation. Exceptions: 1. Places of detention or restraint. 2. Where manually operated bolt locks are permitted by paragraph (J)(1)(i)(iv)(1010.1.9.4) of this rule. 3. Doors with automatic flush bolts as permitted by paragraph (J)(1)(i)(iii)(1010.1.9.3), item 3 of this rule. 4. Doors from individual dwelling units and sleeping units of Group R occupancies as permitted by paragraph (J)(1)(i)(iii)(1010.1.9.3), item 4 of this rule. 5. A temporary door locking device that is approved by the building official and noted on the certificate of occupancy in accordance with section 1010.4 of the building code as listed in rule 1301:7-7-80 of the Administrative Code, and that is used in accordance with section 1010.4.1 of the building code as listed in rule 1301:7-7-80 of the Administrative Code

N/A



1010.1.9.7 - Delayed egress

Delayed egress locking systems, shall be permitted to be installed on doors serving any occupancy except Group A, E and H in buildings that are equipped throughout with an automatic sprinkler system in accordance with paragraph (C) (3)(a)(i)(903.3.1.1) of rule 1301:7-7-09 of the Administrative Code or an approved automatic smoke or heat detection system installed in accordance with paragraph (G)(907) of rule 1301:7-7-09 of the Administrative Code. The locking system shall be installed and operated in accordance with all of the following: (a) The delay electronics of the delayed egress locking system shall deactivate upon actuation of the automatic sprinkler system or automatic fire detection system, allowing immediate, free egress. (b) The delay electronics of the delayed egress locking system shall deactivate upon loss of power controlling the lock or lock mechanism, allowing immediate free egress. (c) The delayed egress locking system shall have the capability of being deactivated at the fire command center and other approved locations. (d) An attempt to egress shall initiate an irreversible process that shall allow such egress in not more than 15 seconds when a physical effort to exit is applied to the egress side door hardware for not more than 3 seconds. Initiation of the irreversible process shall activate an audible signal in the vicinity of the door. Once the delay electronics have been deactivated, rearming the delay electronics shall be by manual means only. Exception: Where approved, a delay of not more than 30 seconds is permitted on a delayed egress door. (e) The egress path from any point shall not pass through more than one delayed egress locking system. Exception: In Group I-2 or I-3 occupancies, the egress path from any point in the building shall not pass through more than two delayed egress locking systems provided the combined delay does not exceed 30 seconds. (f) A sign shall be provided on the door and shall be located above and within 12 inches (305mm) of the door exit hardware. (i) For doors that swing in the direction of egress, the sign shall read: "PUSH UNTIL ALARM SOUNDS. DOOR CAN BE OPENED IN 15 [30] SECONDS." (ii) For doors that swing in the opposite direction of egress, the sign shall read: "PULL UNTIL ALARM SOUNDS. DOOR CAN BE OPENED IN 15 [30] SECONDS." (iii) The sign shall comply with the visual character requirements in ICC A117.1 as listed in rule 1301:7-7-80 of the Administrative Code. Exception: Where approved, in Group I occupancies, the installation of a sign is not required where care recipients who, because of clinical needs, require restraint or containment as part of the function of the treatment area. (g) Emergency lighting shall be provided on the egress side of the door. (h) The delayed egress locking system units shall be listed in accordance with UL 294 as listed in rule 1301:7-7-80 of the Administrative Code

N/A



1010.1.9.8 - Sensor release of electrically locked egress doors

The electric locks on sensor-released doors located in a means of egress in buildings with an occupancy in Groups A, B, E, I-1, I-2, I-4, M, R-1 or R-2 and entrance doors to tenant spaces in occupancies in Groups A, B, E, I-1, I-2, I-4, M, R-1 or R-2 are permitted where installed and operated in accordance with all of the following criteria: (a) The sensor shall be installed on the egress side, arranged to detect an occupant approaching the doors. The doors shall be arranged to unlock by a signal from or loss of power to the sensor. (b) Loss of power to the lock or locking system shall automatically unlock the doors. (c) The doors shall be arranged to unlock from a manual unlocking device located 40 inches to 48 inches (1016 mm to 1219 mm) vertically above the floor and within 5 feet (1524 mm) of the secured doors. Ready access shall be provided to the manual unlocking device and the device shall be clearly identified by a sign that reads "PUSH TO EXIT." When operated, the manual unlocking device shall result in direct interruption of power to the lock-independent of other electronics-and the doors shall remain unlocked for not less than 30 seconds. (d) Activation of the building fire alarm system, where provided, shall automatically unlock the doors, and the doors shall remain unlocked until the fire alarm system has been reset. (e) Activation of the building automatic sprinkler or fire detection system, where provided, shall automatically unlock the doors. The doors shall remain unlocked until the fire alarm system has been reset. (f) The door locking system units shall be listed in accordance with UL 294 as listed in rule 1301:7-7-80 of the Administrative Code

N/A



1010.1.9.9 - Electromagnetically locked egress doors

Doors in the means of egress in buildings with an occupancy in Group A, B, E, I-1, I-2, I-4, M, R-1 or R-2 and doors to tenant spaces in Group A, B, E, I-1, I-2, I-4, M, R-1 or R-2 shall be permitted to be locked with an electromagnetic locking system where equipped with hardware that incorporates a built-in switch and where installed and operated in accordance with all of the following: (a) The hardware that is affixed to the door leaf has an obvious method of operation that is readily operated under all lighting conditions. (b) The hardware is capable of being operated with one hand. (c) Operation of the hardware directly interrupts the power to the electromagnetic lock and unlocks the door immediately. (d) Loss of power to the locking system automatically unlocks the door. (e) Where panic or fire exit hardware is required by paragraph (H)(a)(x)(1010.1.10) of this rule, operation of the panic or fire exit hardware also releases the electromagnetic lock. (f) The locking system units shall be listed in accordance with UL 294 as listed in rule 1301:7-7-80 of the Administrative Code.

N/A



102.3.2 - Certificate of occupancy

A responsible person shall maintain a copy of the current certificate of occupancy, for a structure regulated by the building code in accordance with 1301:7-7-80 of the Administrative Code and make it available to the fire code official upon request. This paragraph only applies to a certificate of occupancy in existence as of the effective date of this rule issued by a building official and/or a certificate of occupancy issued by a building official after the effective date of this rule.

N/A



102.3.3 - Change of use or occupancy

Changes shall not be made in the use or occupancy of any structure that would place the structure in a different division of the same group or occupancy or in a different group of occupancies, unless such structure is made to comply with the requirements of this code and the building code as listed in rule 1301:7-7-80 of the Administrative Code. Subject to the approval of the fire code official, the use or occupancy of an existing structure shall be allowed to be changed and the structure is allowed to be occupied for purposes in other groups without conforming to all the requirements of this code and the building code as listed in rule 1301:7-7-80 of the Administrative Code for those groups, provided the new or proposed use is less hazardous, based on life and fire risk, than the existing use.

N/A



1104.8 - Opening force for doors

The opening force for interior side-swinging doors without closers shall not exceed a 5-pound (22 N) force. The opening forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door in a closed position. For other side-swinging, sliding and folding doors, the door latch shall release when subjected to a force of not more than 15 pounds (66 N). The door shall be set in motion when subjected to a force not exceeding 30 pounds (133 N). The door shall swing to a full-open position when subjected to a force of not more than 50 pounds (222 N). Forces shall be applied to the latch side.

N/A



1105.4.4.2.4 - Self- or automatic-closing doors

Where self- or automatic-closing doors are required, closer shall be maintained in operational condition

N/A



305.1 - Clearance from ignition sources

Clearance between ignition sources, such as luminaires, heaters, flame-producing devices and combustible materials, shall be maintained in an approved manner.

N/A



315.3 - Storage in buildings

Storage of materials in buildings shall be orderly and stacks shall be stable. Storage of combustible materials shall be separated from heaters or heating devices by distance or shielding so that ignition cannot occur.

N/A



315.3.1 - Ceiling clearance

Storage shall be maintained 2 feet (610 mm) or more below the ceiling in nonsprinklered areas of buildings or not less than 18 inches (457 mm) below sprinkler head deflectors in sprinklered areas of buildings.

N/A



315.3.2 - Means of egress

Combustible materials shall not be stored in exits or enclosures for stairways and ramps.

N/A



315.3.3 - Equipment rooms

Combustible material shall not be stored in boiler rooms, mechanical rooms, electrical equipment rooms or in fire command centers as specified in paragraph (G)(1)(e)(508.1.5) of rule 1301:7-7-05 of the Administrative Code.

N/A



315.4 - Outside storage

Outside storage of combustible materials shall not be located within 10 feet (3048 mm) of a lot line. Exceptions: 1. The separation distance is allowed to be reduced to 3 feet (914 mm) for storage not exceeding 6 feet (1829 mm) in height. 2. The separation distance is allowed to be reduced where the fire code official determines that no hazard to the adjoining property exists.

N/A



315.4.2 - Height

Storage in the open shall not exceed 20 feet (6096 mm) in height.

N/A



504.2 - Maintenance of exterior doors and openings

Exterior doors and their function shall not be eliminated without prior approval. Exterior doors that have been rendered nonfunctional and that retain a functional door exterior appearance shall have a sign affixed to the exterior side of the door with the words "THIS DOOR BLOCKED." The sign shall consist of letters having a principal stroke of not less than ¼ inch (19.1 mm) wide and not less than 6 inches (152 mm) high on a contrasting background. Required fire department access doors shall not be obstructed or eliminated. Exit and exit access doors shall comply with rule 1301:7-7-10 of the Administrative Code. Access doors for high-piled combustible storage shall comply with paragraph (F)(6)(a) (3206.6.1) of rule 1301:7-7-32 of the Administrative Code.

N/A



505.1 - Address identification

New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall not be less than 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

N/A



506.1 - Where required

Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for lifesaving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037 as listed in rule 1301:7-7-80 of the Administrative Code, and shall contain keys to gain necessary access as required by the fire code official.

N/A



506.2 - Key box maintenance

The operator of the building shall immediately notify the fire code official and provide the new key where a lock is changed or rekeyed. The key to such lock shall be secured in the key box.

N/A 	509.1.1 - Utility identification Where required by the fire code official, gas shutoff valves, electric meters, service switches and other utility equipment shall be clearly and legibly marked to identify the unit or space that it serves. Identification shall be made in an approved manner, readily visible and shall be maintained.
N/A 	5303.5.3 - Securing compressed gas, 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: (i) Securing containers, cylinders and tanks to a fixed object with one or more restraints. (ii) Securing containers, cylinders and tanks on a cart or other mobile device designed for the movement of compressed gas containers, cylinders or tanks. (iii) Nesting of compressed gas containers, cylinders and tanks at container filling or servicing facilities or in seller's warehouses not accessible to the public. Nesting shall be allowed provided the nested containers, cylinders or tanks, if dislodged, do not obstruct the required means of egress. (iv) 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
N/A 	5307.1 - General Carbon dioxide systems with more than 100 pounds (45.4 kg) of carbon dioxide used in beverage dispensing applications shall comply with paragraphs (G)(2)(5307.2) to (G)(5)(b) (5307.5.2) of this rule
N/A 	5307.4 - Protection from damage Carbon dioxide systems shall be installed so that storage tanks, cylinders, piping and fittings are protected from damage by occupants or equipment during normal facility operations
N/A 	5307.5 - Required protection Where carbon dioxide storage tanks, cylinders, piping and equipment are located indoors, rooms or areas containing carbon dioxide storage tanks, cylinders, piping and fittings and other areas where a leak of carbon dioxide can collect shall be provided with either ventilation in accordance with paragraph (G)(5)(a)(5307.5.1) of this rule or an emergency alarm system in accordance with paragraph (G)(5)(b) (5307.5.2) of this rule
N/A 	5307.5.1 - Ventilation Mechanical ventilation shall be in accordance with the mechanical code as listed in rule 1301:7-7-80 of the Administrative Code and shall comply with all of the following: (i) Mechanical ventilation in the room or area shall be at a rate of not less than 1 cubic foot per minute per square foot [0.00508 m³/(s . m²)]. (ii) Exhaust shall be taken from a point within 12 inches (305 mm) of the floor. (iii) The ventilation system shall be designed to operate at a negative pressure in relation to the surrounding area

N/A



5307.5.2 - Emergency alarm system

An emergency alarm system shall comply with all of the following: (i) Continuous gas detection shall be provided to monitor areas where carbon dioxide can accumulate. (ii) The threshold for activation of an alarm shall not exceed 5,000 parts per million (9,000 mg/m³). (iii) Activation of the emergency alarm system shall initiate a local alarm within the room or area in which the system is installed

N/A



603.6.2 - Heating appliance installation and maintenance.

Heating appliances shall be installed and maintained in accordance with the manufacturer's instructions, the building code, the mechanical code, the International Fuel Gas Code and NFPA 70 as listed in rule 1301:7-7-80 of the Administrative Code.

N/A



604.6 - Emergency lighting equipment

Emergency lighting shall be inspected and tested in accordance with paragraphs (D)(6)(a)(604.6.1) to (D)(6)(b)(i)(604.6.2.1) of this rule

N/A



604.6.1 - Activation test

An activation test of the emergency lighting equipment shall be completed monthly. The activation test shall ensure the emergency lighting activates automatically upon normal electrical disconnect and stays sufficiently illuminated for not less than 30 seconds.

N/A



604.8 - Exit and emergency lighting equipment.

Exit and emergency lighting equipment with self contained battery back-up power shall be inspected and tested in accordance with paragraphs (D)(6)(a)(604.6.1) to (D)(6)(c)(604.6.3) of this rule.

N/A



605.1 - 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.

N/A



605.11 - Solar photovoltaic power systems

Solar photovoltaic power systems shall be installed in accordance with paragraphs (E)(11)(a)(605.11.1) to (E)(11)(b)(605.11.2) of this rule, the building code or residential code and NFPA 70 as listed in rule 1301:7-7-80 of the Administrative Code.

N/A



605.3 - Working space and clearance

A working space of not less than 30 inches (762 mm) in width, 36 inches (914 mm) in depth and 78 inches (1981 mm) in height shall be provided in front of electrical service equipment. Where the electrical service equipment is wider than 30 inches (762 mm), the working space shall be not less than the width of the equipment. Storage of materials shall not be located within the designated working space. Exceptions: 1. Where other dimensions are required or allowed by NFPA 70 as listed in rule 1301:7-7-80 of the Administrative Code. 2. Access openings into attics or under-floor areas which provide a minimum clear opening of 22 inches (559 mm) by 30 inches (762 mm).

N/A 	605.4 - Multiplug adapters Multiplug adapters, such as cube adapters, unfused plug strips or any other device not complying with NFPA 70 as listed in rule 1301:7-7-80 of the Administrative Code shall be prohibited.
N/A 	605.5 - Extension cords Extension cords and flexible cords shall not be a substitute for permanent wiring. Extension cords and flexible 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.
N/A 	605.5.1 - Power supply Extension cords shall be plugged directly into an approved receptacle, power tap or multiplug adapter and, except for approved multiplug extension cords, shall serve only one portable appliance.
N/A 	605.5.2 - Ampacity The ampacity of the extension cords shall be not less than the rated capacity of the portable appliance supplied by the cord.
N/A 	605.5.3 - Maintenance Extension cords shall be maintained in good condition without splices, deterioration or damage.
N/A 	605.5.4 - Grounding Extension cords shall be grounded where serving grounded portable appliances.
N/A 	605.6 - Unapproved conditions Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes.
N/A 	609.3.3 - Cleaning Hoods, grease-removal devices, fans, ducts and other appurtenances shall be cleaned at intervals as required by paragraphs (i)(3)(c)(i)(609.3.3.1) to (i)(3)(c)(iii)(609.3.3.3) of this rule.
N/A 	609.3.3.1 - Inspection Hoods, grease-removal devices, fans, ducts, and other appurtenances shall be inspected at intervals specified in Table 609.3.3.1 of this rule or as approved by the fire code official. Inspections shall be completed by qualified individuals.
N/A 	609.3.3.2 - Grease accumulation If during the inspection it is found that hoods, grease-removal devices, fans, ducts or other appurtenances have an accumulation of grease, such components shall be cleaned in accordance with ANSI/KECA C 10 as listed in rule 1301:7-7-80 of the Administrative Code.

N/A



609.3.3.3 - Records

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.

N/A



609.3.3.3.1 - Tags

When a commercial kitchen hood or duct system is inspected, a tag containing the service provider name, address, telephone number and date of service shall be provided in a conspicuous location. Prior tags shall be covered or removed.

N/A



703.1 - Maintenance

The required fire-resistance rating of fire-resistance-rated construction including but not limited to, walls, firestops, shaft enclosures, partitions, smoke barriers, floors, fire-resistive coatings and sprayed fireresistant 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 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. 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.

N/A



703.1.3 - Fire walls, fire barriers and fire partitions

Required fire walls, fire barriers and fire partitions shall be maintained to prevent the passage of fire. Openings protected with approved doors or fire dampers shall be maintained in accordance with NFPA 80 as listed in rule 1301:7-7-80 of the Administrative Code.

N/A



703.2 - Opening protectives

Opening protectives shall be maintained in an operative condition in accordance with NFPA 80 as listed in rule 1301:7-7-80 of the Administrative Code. Where allowed by the fire code official, the application of field-applied labels associated with the maintenance of opening protectives shall follow the requirements of the approved third-party certification organization accredited for listing the opening protective. Fire doors and smoke barrier doors shall not be blocked or obstructed or otherwise made inoperable. Fusible links shall be replaced promptly whenever fused or damaged. Fire door assemblies shall not be modified.

N/A



703.2.2 - Hold-open devices and closers

Hold-open devices and automatic door closers, where provided, shall be maintained. During the period that such device is out of service for repairs, the door it operates shall remain in the closed position.

N/A 	703.2.3 - Door operation Swinging fire doors shall close from the full-open position and latch automatically. The door closer shall exert enough force to close and latch the door from any partially open position.
N/A 	703.3 - Ceilings The hanging and displaying of salable goods and other decorative materials from acoustical ceiling systems that are part of a fire-resistance-rated horizontal assembly, shall be prohibited.
N/A 	703.4 - Testing Horizontal and vertical sliding and rolling fire doors shall be inspected and tested annually to confirm proper operation and full closure. Records of inspections and testing shall be maintained.
N/A 	704.1 - Enclosure Interior vertical shafts, including but not limited to stairways, elevator hoistways, service and utility shafts, that connect two or more stories of a building shall be enclosed or protected as required in rule 1301:7-7-11 of the Administrative Code. New floor openings in existing buildings shall comply with the building code as listed in rule 1301:7-7-80 of the Administrative Code.
N/A 	901.6.1 - Standards Fire protection systems shall be inspected, tested and maintained in accordance with the referenced standards listed in Table 901.6.1 of this rule
N/A 	901.6.2 - Records Records of all system inspections, tests and maintenance required by the referenced standards shall be maintained
N/A 	901.6.3 - Annual inspection tag for fire protection systems An inspection tag shall be attached to each fire protection system near the main control valve, main panel, or other such appropriate and visible location as determined by the fire code official. The annual inspection tag shall contain the following information: 1. The individual performing the work and the state fire marshal installer certification number(s) (when applicable); 2. Date of test; 3. Results of inspection and test; 4. Deficiencies or impairments noted (yes or no)
N/A 	901.9 - Termination of monitoring service For fire alarm systems required to be monitored by this code, notice shall be made to the fire code official whenever alarm monitoring services are terminated. Notice shall be made in writing, to the fire code official by the monitoring service provider being terminated
N/A 	904.1 - General Automatic fire-extinguishing systems, other than automatic sprinkler systems, shall be designed, installed, inspected, tested and maintained in accordance with the provisions of this paragraph and the applicable referenced standards

N/A



904.12.6.1 - Existing automatic fire-extinguishing systems
Existing automatic fire extinguishing systems. Where changes in the cooking media, positioning of cooking equipment or replacement of cooking equipment occur in existing commercial cooking systems, the automatic fire-extinguishing system shall be required to comply with the applicable provisions of paragraphs (D)(12)(904.12) to (D)(12)(d)(904.12.4) of this rule

N/A



906.2 - General requirements
Portable fire extinguishers shall be selected, installed and maintained in accordance with this paragraph and NFPA 10 as listed in rule 1301:7-7-80 of the Administrative Code.
Exceptions: 1. The distance of travel 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 3 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: 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 as listed in rule 1301:7-7-80 of the Administrative Code. 3. In Group I-3, portable fire extinguishers shall be permitted to be located at staff locations

N/A



906.6 - Unobstructed and unobscured
Portable fire extinguishers shall not be obstructed or obscured from view. In rooms or areas in which visual obstruction cannot be completely avoided, means shall be provided to indicate the locations of extinguishers.

N/A



906.9 - Extinguisher installation
The installation of portable fire extinguishers shall be in accordance with paragraphs (F)(9)(a)(906.9.1) to (F)(9)(c)(906.9.3) of this rule

N/A



906.9.1 - Extinguishers weighing 40 pounds or less
Portable fire extinguishers having a gross weight not exceeding 40 pounds (18 kg) shall be installed so that their tops are not more than 5 feet (1524 mm) above the floor

N/A



906.9.2 - Extinguishers weighing more than 40 pounds
Hand-held portable fire extinguishers having a gross weight exceeding 40 pounds (18 kg) shall be installed so that their tops are not more than 3.5 feet (1067 mm) above the floor

N/A



906.9.3 - Floor clearance
The clearance between the floor and the bottom of installed hand-held portable fire extinguishers shall be not less than 4 inches (102 mm).

N/A



907.3.1 - Duct smoke detectors

Smoke detectors installed in ducts shall be listed for the air velocity, temperature and humidity present in the duct. Duct smoke detectors shall be connected to the building's fire alarm control unit when a fire alarm system is required by paragraph (G)(2)(907.2) of this rule. Activation of a duct smoke detector shall initiate a visible and audible supervisory signal at a constantly attended location and shall perform the intended fire safety function in accordance with this code and the mechanical code as listed in rule 1301:7-7-80 of the Administrative Code. In facilities that are required to be monitored by a supervising station, duct smoke detectors shall report only as a supervisory signal and not as a fire alarm. They shall not be used as a substitute for required open area detection. Exceptions: 1. The supervisory signal at a constantly attended location is not required where duct smoke detectors activate the building's alarm notification appliances. 2. In occupancies not required to be equipped with a fire alarm system, actuation of a smoke detector shall activate a visible and an audible signal in an approved location. Smoke detector trouble conditions shall activate a visible or audible signal in an approved location and shall be identified as air duct detector trouble

N/A



907.8 - Inspection, testing and maintenance

The maintenance and testing schedules and procedures for fire alarm and fire detection systems shall be in accordance with paragraphs (G)(8)(a)(907.8.1) to (G)(8)(e)(907.8.5) of this rule and NFPA 72 as listed in rule 1301:7-7-80 of the Administrative Code. Records of inspection, testing and maintenance shall be maintained

N/A



907.8.1 - Maintenance required

Where required for compliance with the provisions of this code, devices, equipment, systems, conditions, arrangements, levels of protection or other features shall thereafter be continuously maintained in accordance with applicable NFPA requirements or as directed by the fire code official

N/A



908.7 - Carbon dioxide (CO2) systems

Emergency alarm systems in accordance with paragraph (G)(5)(b)(5307.5.2) of rule 1301:7-7-53 of the Administrative Code shall be provided where required for compliance with paragraph (G)(5)(5307.5) of rule 1301:7-7-53 of the Administrative Code

N/A



912.5 - Signs

A metal sign with raised letters at least 1 inch (25 mm) in size shall be mounted on all fire department connections serving automatic sprinklers, standpipes or fire pump connections. Such signs shall read: "AUTOMATIC SPRINKLERS" or "STANDPIPES" or "TEST CONNECTION" or a combination thereof as applicable. Where the fire department connection does not serve the entire building, a sign shall be provided indicating the portions of the building served.

N/A



915.1.1 - Where required

Carbon monoxide detection shall be provided in Group I-1, I-2, I-4 and R occupancies and in classrooms in Group E occupancies in the locations specified in paragraph (O)(2)(915.2) of this rule where any of the conditions in paragraphs (O)(1)(b)(915.1.2) to (O)(1)(f)(915.1.6) of this rule exist.



Statement of Fees

FEE

Invoice Date	Inspection Fee	Date Paid	Amount Paid
N/A			
Invoice Number	Check Number	Transaction Number	
N/A	N/A	N/A	



Huber Heights Fire Division

Inspection Report

Vacant - 5150 BRANDT PIKE, BLDG 5150 Brandt, HUBER HEIGHTS OH 45424

7008 Brandt Pike

INSPECTION DETAILS

Inspection Date	Inspection Type	Inspection Number
05/08/2024	Annual	27301
Lead Inspector	Shift	Station
DOUG BAUMGARTNER	N/A	N/A
Other Inspectors	Unit	
N/A	N/A	

SUMMARY OF INSPECTION

0 0 78
Passed codes Failed codes N/A codes

NEXT STEPS

Please direct questions about your inspection to:

DOUG BAUMGARTNER
dbaumgartner@hhoh.org

Reinspection Date
05/08/2025

GENERAL NOTES

DOUG BAUMGARTNER - 05/08/2024 @ 11:30

Occupancy appears to be vacant

SIGNATURES

Contact signature

Inspector signature

No signature
NA

Migrated Occupancy Contact

Date: _____

DOUG BAUMGARTNER

05/08/2024

CHECKLISTS

Annual Inspection

Status	Code	Description
N/A 	1003.6 - Means of egress continuity	The path of egress travel along a means of egress shall not be interrupted by a building element other than a means of egress component as specified in this rule. Obstructions shall not be placed in the minimum width or required capacity of a means of egress component except projections permitted by this rule. The minimum width or required capacity of a means of egress system shall not be diminished along the path of egress travel
N/A 	1004.3 - Posting of occupant load	Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or the owner's authorized agent.
N/A 	1010.1.10 - Panic and fire exit hardware	Doors serving a Group H occupancy and doors serving rooms or spaces with an occupant load of 50 or more in a Group A or E occupancy shall not be provided with a latch or lock other than panic hardware or fire exit hardware. Exceptions: 1. A main exit of a Group A occupancy shall be permitted to be locking in accordance with paragraph (J)(1)(i)(iii)(1010.1.9.3), Item 2 of this rule. 2. Doors serving a Group A or E occupancy shall be permitted to be electromagnetically locked in accordance with paragraph (J)(1)(i)(ix)(1010.1.9.9) of this rule. Electrical rooms with equipment rated 1,200 amperes or more and over 6 feet (1829 mm) wide, and that contain over-current devices, switching devices or control devices with exit or exit access doors, must be equipped with panic hardware or fire exit hardware. The doors shall swing in the direction of egress travel
N/A 	1010.1.9 - Door operations	Except as specifically permitted by this paragraph egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort. Exception: A temporary door locking device that is approved by the building official and noted on the certificate of occupancy in accordance with section 1010.4 of the building code as listed in rule 1301:7-7-80 of the Administrative Code, and that is used in accordance with section 1010.4.1 of the building code as listed in rule 1301:7-7-80 of the Administrative Code
N/A 	1010.1.9.1 - Hardware	Door handles, pulls, latches, locks and other operating devices on doors required to be accessible by Chapter 11 of the building code as listed in rule 1301:7-7-80 of the Administrative Code shall not require tight grasping, tight pinching or twisting of the wrist to operate. Exception: A temporary door locking device that is approved by the building official and noted on the certificate of occupancy in accordance with section 1010.4 of the building code as listed in rule 1301:7-7-80 of the Administrative Code, and that is used in accordance with section 1010.4.1 of the building code as listed in rule 1301:7-7-80 of the Administrative Code

N/A



1010.1.9.3 - Locks and latches

Locks and latches shall be permitted to prevent operation of doors where any of the following exist: (a) Places of detention or restraint. (b) In buildings in occupancy Group A having an occupant load of 300 or less, Groups B, F, M and S, and in places of religious worship, the main door or doors are permitted to be equipped with key-operated locking devices from the egress side provided: (i) The locking device is readily distinguishable as locked. (ii) A readily visible durable sign is posted on the egress side on or adjacent to the door stating: "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED." The sign shall be in letters 1 inch (25 mm) high on a contrasting background. (iii) The use of the key-operated locking device is revocable by the fire code official for due cause. (c) Where egress doors are used in pairs, approved automatic flush bolts shall be permitted to be used, provided that the door leaf having the automatic flush bolts does not have a doorknob or surface-mounted hardware. (d) Doors from individual dwelling or sleeping units of Group R occupancies having an occupant load of 10 or less are permitted to be equipped with a night latch, dead bolt or security chain, provided such devices are openable from the inside without the use of a key or tool. (e) Fire doors after the minimum elevated temperature has disabled the unlatching mechanism in accordance with listed fire door test procedures. (f) A temporary door locking device that is approved by the building official and noted on the certificate of occupancy in accordance with section 1010.4 of the building code as listed in rule 1301:7-7-80 of the Administrative Code, and that is used in accordance with section 1010.4.1 of the building code as listed in rule 1301:7-7-80 of the Administrative Code

N/A



1010.1.9.4 - Bolt locks

Manually operated flush bolts or surface bolts are not permitted. Exceptions: 1. On doors not required for egress in individual dwelling units or sleeping units. 2. Where a pair of doors serves a storage or equipment room, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf. 3. Where a pair of doors serves an occupant load of less than 50 persons in a Group B, F or S occupancy, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf. The inactive leaf shall not contain doorknobs, panic bars or similar operating hardware. 4. Where a pair of doors serves a Group B, F or S occupancy, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf provided such inactive leaf is not needed to meet egress capacity requirements and the building is equipped throughout with an automatic sprinkler system in accordance with paragraph (C)(3)(a)(i)(903.3.1.1) of rule 1301:7-7-09 of the Administrative Code. The inactive leaf shall not contain doorknobs, panic bars or similar operating hardware. 5. Where a pair of doors serves patient care rooms in Group I-2 occupancies, self latching edge or surface-mounted bolts are permitted on the inactive leaf provided that the inactive leaf is not needed to meet egress capacity requirements and the inactive leaf shall not contain doorknobs, panic bars or similar operating hardware

N/A



1010.1.9.5 - Unlatching

The unlatching of any door or leaf shall not require more than one operation. Exceptions: 1. Places of detention or restraint. 2. Where manually operated bolt locks are permitted by paragraph (J)(1)(i)(iv)(1010.1.9.4) of this rule. 3. Doors with automatic flush bolts as permitted by paragraph (J)(1)(i)(iii)(1010.1.9.3), item 3 of this rule. 4. Doors from individual dwelling units and sleeping units of Group R occupancies as permitted by paragraph (J)(1)(i)(iii)(1010.1.9.3), item 4 of this rule. 5. A temporary door locking device that is approved by the building official and noted on the certificate of occupancy in accordance with section 1010.4 of the building code as listed in rule 1301:7-7-80 of the Administrative Code, and that is used in accordance with section 1010.4.1 of the building code as listed in rule 1301:7-7-80 of the Administrative Code

N/A



1010.1.9.7 - Delayed egress

Delayed egress locking systems, shall be permitted to be installed on doors serving any occupancy except Group A, E and H in buildings that are equipped throughout with an automatic sprinkler system in accordance with paragraph (C) (3)(a)(i)(903.3.1.1) of rule 1301:7-7-09 of the Administrative Code or an approved automatic smoke or heat detection system installed in accordance with paragraph (G)(907) of rule 1301:7-7-09 of the Administrative Code. The locking system shall be installed and operated in accordance with all of the following: (a) The delay electronics of the delayed egress locking system shall deactivate upon actuation of the automatic sprinkler system or automatic fire detection system, allowing immediate, free egress. (b) The delay electronics of the delayed egress locking system shall deactivate upon loss of power controlling the lock or lock mechanism, allowing immediate free egress. (c) The delayed egress locking system shall have the capability of being deactivated at the fire command center and other approved locations. (d) An attempt to egress shall initiate an irreversible process that shall allow such egress in not more than 15 seconds when a physical effort to exit is applied to the egress side door hardware for not more than 3 seconds. Initiation of the irreversible process shall activate an audible signal in the vicinity of the door. Once the delay electronics have been deactivated, rearming the delay electronics shall be by manual means only. Exception: Where approved, a delay of not more than 30 seconds is permitted on a delayed egress door. (e) The egress path from any point shall not pass through more than one delayed egress locking system. Exception: In Group I-2 or I-3 occupancies, the egress path from any point in the building shall not pass through more than two delayed egress locking systems provided the combined delay does not exceed 30 seconds. (f) A sign shall be provided on the door and shall be located above and within 12 inches (305mm) of the door exit hardware. (i) For doors that swing in the direction of egress, the sign shall read: "PUSH UNTIL ALARM SOUNDS. DOOR CAN BE OPENED IN 15 [30] SECONDS." (ii) For doors that swing in the opposite direction of egress, the sign shall read: "PULL UNTIL ALARM SOUNDS. DOOR CAN BE OPENED IN 15 [30] SECONDS." (iii) The sign shall comply with the visual character requirements in ICC A117.1 as listed in rule 1301:7-7-80 of the Administrative Code. Exception: Where approved, in Group I occupancies, the installation of a sign is not required where care recipients who, because of clinical needs, require restraint or containment as part of the function of the treatment area. (g) Emergency lighting shall be provided on the egress side of the door. (h) The delayed egress locking system units shall be listed in accordance with UL 294 as listed in rule 1301:7-7-80 of the Administrative Code

N/A



1010.1.9.8 - Sensor release of electrically locked egress doors

The electric locks on sensor-released doors located in a means of egress in buildings with an occupancy in Groups A, B, E, I-1, I-2, I-4, M, R-1 or R-2 and entrance doors to tenant spaces in occupancies in Groups A, B, E, I-1, I-2, I-4, M, R-1 or R-2 are permitted where installed and operated in accordance with all of the following criteria: (a) The sensor shall be installed on the egress side, arranged to detect an occupant approaching the doors. The doors shall be arranged to unlock by a signal from or loss of power to the sensor. (b) Loss of power to the lock or locking system shall automatically unlock the doors. (c) The doors shall be arranged to unlock from a manual unlocking device located 40 inches to 48 inches (1016 mm to 1219 mm) vertically above the floor and within 5 feet (1524 mm) of the secured doors. Ready access shall be provided to the manual unlocking device and the device shall be clearly identified by a sign that reads "PUSH TO EXIT." When operated, the manual unlocking device shall result in direct interruption of power to the lock-independent of other electronics-and the doors shall remain unlocked for not less than 30 seconds. (d) Activation of the building fire alarm system, where provided, shall automatically unlock the doors, and the doors shall remain unlocked until the fire alarm system has been reset. (e) Activation of the building automatic sprinkler or fire detection system, where provided, shall automatically unlock the doors. The doors shall remain unlocked until the fire alarm system has been reset. (f) The door locking system units shall be listed in accordance with UL 294 as listed in rule 1301:7-7-80 of the Administrative Code

N/A



1010.1.9.9 - Electromagnetically locked egress doors

Doors in the means of egress in buildings with an occupancy in Group A, B, E, I-1, I-2, I-4, M, R-1 or R-2 and doors to tenant spaces in Group A, B, E, I-1, I-2, I-4, M, R-1 or R-2 shall be permitted to be locked with an electromagnetic locking system where equipped with hardware that incorporates a built-in switch and where installed and operated in accordance with all of the following: (a) The hardware that is affixed to the door leaf has an obvious method of operation that is readily operated under all lighting conditions. (b) The hardware is capable of being operated with one hand. (c) Operation of the hardware directly interrupts the power to the electromagnetic lock and unlocks the door immediately. (d) Loss of power to the locking system automatically unlocks the door. (e) Where panic or fire exit hardware is required by paragraph (H)(a)(x)(1010.1.10) of this rule, operation of the panic or fire exit hardware also releases the electromagnetic lock. (f) The locking system units shall be listed in accordance with UL 294 as listed in rule 1301:7-7-80 of the Administrative Code.

N/A



102.3.2 - Certificate of occupancy

A responsible person shall maintain a copy of the current certificate of occupancy, for a structure regulated by the building code in accordance with 1301:7-7-80 of the Administrative Code and make it available to the fire code official upon request. This paragraph only applies to a certificate of occupancy in existence as of the effective date of this rule issued by a building official and/or a certificate of occupancy issued by a building official after the effective date of this rule.

N/A



102.3.3 - Change of use or occupancy

Changes shall not be made in the use or occupancy of any structure that would place the structure in a different division of the same group or occupancy or in a different group of occupancies, unless such structure is made to comply with the requirements of this code and the building code as listed in rule 1301:7-7-80 of the Administrative Code. Subject to the approval of the fire code official, the use or occupancy of an existing structure shall be allowed to be changed and the structure is allowed to be occupied for purposes in other groups without conforming to all the requirements of this code and the building code as listed in rule 1301:7-7-80 of the Administrative Code for those groups, provided the new or proposed use is less hazardous, based on life and fire risk, than the existing use.

N/A



1104.8 - Opening force for doors

The opening force for interior side-swinging doors without closers shall not exceed a 5-pound (22 N) force. The opening forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door in a closed position. For other side-swinging, sliding and folding doors, the door latch shall release when subjected to a force of not more than 15 pounds (66 N). The door shall be set in motion when subjected to a force not exceeding 30 pounds (133 N). The door shall swing to a full-open position when subjected to a force of not more than 50 pounds (222 N). Forces shall be applied to the latch side.

N/A



1105.4.4.2.4 - Self- or automatic-closing doors

Where self- or automatic-closing doors are required, closer shall be maintained in operational condition

N/A



305.1 - Clearance from ignition sources

Clearance between ignition sources, such as luminaires, heaters, flame-producing devices and combustible materials, shall be maintained in an approved manner.

N/A



315.3 - Storage in buildings

Storage of materials in buildings shall be orderly and stacks shall be stable. Storage of combustible materials shall be separated from heaters or heating devices by distance or shielding so that ignition cannot occur.

N/A



315.3.1 - Ceiling clearance

Storage shall be maintained 2 feet (610 mm) or more below the ceiling in nonsprinklered areas of buildings or not less than 18 inches (457 mm) below sprinkler head deflectors in sprinklered areas of buildings.

N/A



315.3.2 - Means of egress

Combustible materials shall not be stored in exits or enclosures for stairways and ramps.

N/A



315.3.3 - Equipment rooms

Combustible material shall not be stored in boiler rooms, mechanical rooms, electrical equipment rooms or in fire command centers as specified in paragraph (G)(1)(e)(508.1.5) of rule 1301:7-7-05 of the Administrative Code.

N/A



315.4 - Outside storage

Outside storage of combustible materials shall not be located within 10 feet (3048 mm) of a lot line. Exceptions: 1. The separation distance is allowed to be reduced to 3 feet (914 mm) for storage not exceeding 6 feet (1829 mm) in height. 2. The separation distance is allowed to be reduced where the fire code official determines that no hazard to the adjoining property exists.

N/A



315.4.2 - Height

Storage in the open shall not exceed 20 feet (6096 mm) in height.

N/A



504.2 - Maintenance of exterior doors and openings

Exterior doors and their function shall not be eliminated without prior approval. Exterior doors that have been rendered nonfunctional and that retain a functional door exterior appearance shall have a sign affixed to the exterior side of the door with the words "THIS DOOR BLOCKED." The sign shall consist of letters having a principal stroke of not less than 1/4 inch (19.1 mm) wide and not less than 6 inches (152 mm) high on a contrasting background. Required fire department access doors shall not be obstructed or eliminated. Exit and exit access doors shall comply with rule 1301:7-7-10 of the Administrative Code. Access doors for high-piled combustible storage shall comply with paragraph (F)(6)(a) (3206.6.1) of rule 1301:7-7-32 of the Administrative Code.

N/A



505.1 - Address identification

New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall not be less than 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

N/A



505.1 - Where required

Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for lifesaving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037 as listed in rule 1301:7-7-80 of the Administrative Code, and shall contain keys to gain necessary access as required by the fire code official.

N/A



506.2 - Key box maintenance

The operator of the building shall immediately notify the fire code official and provide the new key where a lock is changed or rekeyed. The key to such lock shall be secured in the key box.

N/A



509.1.1 - Utility identification

Where required by the fire code official, gas shutoff valves, electric meters, service switches and other utility equipment shall be clearly and legibly marked to identify the unit or space that it serves. Identification shall be made in an approved manner, readily visible and shall be maintained.

N/A



5303.5.3 - Securing compressed gas, 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: (i) Securing containers, cylinders and tanks to a fixed object with one or more restraints. (ii) Securing containers, cylinders and tanks on a cart or other mobile device designed for the movement of compressed gas containers, cylinders or tanks. (iii) Nesting of compressed gas containers, cylinders and tanks at container filling or servicing facilities or in seller's warehouses not accessible to the public. Nesting shall be allowed provided the nested containers, cylinders or tanks, if dislodged, do not obstruct the required means of egress. (iv) 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

N/A



5307.1 - General

Carbon dioxide systems with more than 100 pounds (45.4 kg) of carbon dioxide used in beverage dispensing applications shall comply with paragraphs (G)(2)(5307.2) to (G)(5)(b)(5307.5.2) of this rule

N/A



5307.4 - Protection from damage

Carbon dioxide systems shall be installed so that storage tanks, cylinders, piping and fittings are protected from damage by occupants or equipment during normal facility operations

N/A



5307.5 - Required protection

Where carbon dioxide storage tanks, cylinders, piping and equipment are located indoors, rooms or areas containing carbon dioxide storage tanks, cylinders, piping and fittings and other areas where a leak of carbon dioxide can collect shall be provided with either ventilation in accordance with paragraph (G)(5)(a)(5307.5.1) of this rule or an emergency alarm system in accordance with paragraph (G)(5)(b)(5307.5.2) of this rule

N/A



5307.5.1 - Ventilation

Mechanical ventilation shall be in accordance with the mechanical code as listed in rule 1301:7-7-80 of the Administrative Code and shall comply with all of the following: (i) Mechanical ventilation in the room or area shall be at a rate of not less than 1 cubic foot per minute per square foot [0.00508 m³/(s . m²)]. (ii) Exhaust shall be taken from a point within 12 inches (305 mm) of the floor. (iii) The ventilation system shall be designed to operate at a negative pressure in relation to the surrounding area

N/A



5307.5.2 - Emergency alarm system

An emergency alarm system shall comply with all of the following: (i) Continuous gas detection shall be provided to monitor areas where carbon dioxide can accumulate. (ii) The threshold for activation of an alarm shall not exceed 5,000 parts per million (9,000 mg/m³). (iii) Activation of the emergency alarm system shall initiate a local alarm within the room or area in which the system is installed

N/A



603.6.2 - Heating appliance installation and maintenance.

Heating appliances shall be installed and maintained in accordance with the manufacturer's instructions, the building code, the mechanical code, the International Fuel Gas Code and NFPA 70 as listed in rule 1301:7-7-80 of the Administrative Code.

N/A



604.6 - Emergency lighting equipment

Emergency lighting shall be inspected and tested in accordance with paragraphs (D)(6)(a)(604.6.1) to (D)(6)(b)(i) (604.6.2.1) of this rule

N/A



604.6.1 - Activation test

An activation test of the emergency lighting equipment shall be completed monthly. The activation test shall ensure the emergency lighting activates automatically upon normal electrical disconnect and stays sufficiently illuminated for not less than 30 seconds.

N/A



604.8 - Exit and emergency lighting equipment.

Exit and emergency lighting equipment with self contained battery back-up power shall be inspected and tested in accordance with paragraphs (D)(6)(a)(604.6.1) to (D)(6)(c) (604.6.3) of this rule.

N/A



605.1 - 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.

N/A



605.11 - Solar photovoltaic power systems

Solar photovoltaic power systems shall be installed in accordance with paragraphs (E)(11)(a)(605.11.1) to (E)(11)(b) (605.11.2) of this rule, the building code or residential code and NFPA 70 as listed in rule 1301:7-7-80 of the Administrative Code.

N/A



605.3 - Working space and clearance

A working space of not less than 30 inches (762 mm) in width, 36 inches (914 mm) in depth and 78 inches (1981 mm) in height shall be provided in front of electrical service equipment. Where the electrical service equipment is wider than 30 inches (762 mm), the working space shall be not less than the width of the equipment. Storage of materials shall not be located within the designated working space. Exceptions: 1. Where other dimensions are required or allowed by NFPA 70 as listed in rule 1301:7-7-80 of the Administrative Code. 2. Access openings into attics or under-floor areas which provide a minimum clear opening of 22 inches (559 mm) by 30 inches (762 mm).

N/A



605.4 - Multiplug adapters

Multiplug adapters, such as cube adapters, unfused plug strips or any other device not complying with NFPA 70 as listed in rule 1301:7-7-80 of the Administrative Code shall be prohibited.

N/A



605.5 - Extension cords

Extension cords and flexible cords shall not be a substitute for permanent wiring. Extension cords and flexible 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.

N/A



605.5.1 - Power supply

Extension cords shall be plugged directly into an approved receptacle, power tap or multiplug adapter and, except for approved multiplug extension cords, shall serve only one portable appliance.

N/A



605.5.2 - Ampacity

The ampacity of the extension cords shall be not less than the rated capacity of the portable appliance supplied by the cord.

N/A



605.5.3 - Maintenance

Extension cords shall be maintained in good condition without splices, deterioration or damage.

N/A



605.5.4 - Grounding

Extension cords shall be grounded where serving grounded portable appliances.

N/A



605.6 - Unapproved conditions

Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes.

N/A



609.3.3 - Cleaning

Hoods, grease-removal devices, fans, ducts and other appurtenances shall be cleaned at intervals as required by paragraphs (i)(3)(c)(i)(609.3.3.1) to (i)(3)(c)(iii)(609.3.3.3) of this rule.

N/A



609.3.3.1 - Inspection

Hoods, grease-removal devices, fans, ducts, and other appurtenances shall be inspected at intervals specified in Table 609.3.3.1 of this rule or as approved by the fire code official. Inspections shall be completed by qualified individuals.

N/A



609.3.3.2 - Grease accumulation

If during the inspection it is found that hoods, grease-removal devices, fans, ducts or other appurtenances have an accumulation of grease, such components shall be cleaned in accordance with ANSI/NECA C 10 as listed in rule 1301:7-7-80 of the Administrative Code.

N/A



609.3.3.3 - Records

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.

N/A



609.3.3.3.1 - Tags

When a commercial kitchen hood or duct system is inspected, a tag containing the service provider name, address, telephone number and date of service shall be provided in a conspicuous location. Prior tags shall be covered or removed.

N/A



703.1 - Maintenance

The required fire-resistance rating of fire-resistance-rated construction including but not limited to, 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 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. 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.

N/A



703.1.3 - Fire walls, fire barriers and fire partitions

Required fire walls, fire barriers and fire partitions shall be maintained to prevent the passage of fire. Openings protected with approved doors or fire dampers shall be maintained in accordance with NFPA 80 as listed in rule 1301:7-7-80 of the Administrative Code.

N/A



703.2 - Opening protectives

Opening protectives shall be maintained in an operative condition in accordance with NFPA 80 as listed in rule 1301:7-7-80 of the Administrative Code. Where allowed by the fire code official, the application of field-applied labels associated with the maintenance of opening protectives shall follow the requirements of the approved third-party certification organization accredited for listing the opening protective. Fire doors and smoke barrier doors shall not be blocked or obstructed or otherwise made inoperable. Fusible links shall be replaced promptly whenever fused or damaged. Fire door assemblies shall not be modified.

N/A



703.2.2 - Hold-open devices and closers

Hold-open devices and automatic door closers, where provided, shall be maintained. During the period that such device is out of service for repairs, the door it operates shall remain in the closed position.

N/A



703.2.3 - Door operation

Swinging fire doors shall close from the full-open position and latch automatically. The door closer shall exert enough force to close and latch the door from any partially open position.

N/A



703.3 - Ceilings

The hanging and displaying of salable goods and other decorative materials from acoustical ceiling systems that are part of a fire-resistance-rated horizontal assembly, shall be prohibited.

N/A



703.4 - Testing

Horizontal and vertical sliding and rolling fire doors shall be inspected and tested annually to confirm proper operation and full closure. Records of inspections and testing shall be maintained.

N/A



704.1 - Enclosure

Interior vertical shafts, including but not limited to stairways, elevator hoistways, service and utility shafts, that connect two or more stories of a building shall be enclosed or protected as required in rule 1301:7-7-11 of the Administrative Code. New floor openings in existing buildings shall comply with the building code as listed in rule 1301:7-7-80 of the Administrative Code.

N/A



901.6.1 - Standards

Fire protection systems shall be inspected, tested and maintained in accordance with the referenced standards listed in Table 901.6.1 of this rule

N/A



901.6.2 - Records

Records of all system inspections, tests and maintenance required by the referenced standards shall be maintained

N/A



901.6.3 - Annual inspection tag for fire protection systems

An inspection tag shall be attached to each fire protection system near the main control valve, main panel, or other such appropriate and visible location as determined by the fire code official. The annual inspection tag shall contain the following information: 1. The individual performing the work and the state fire marshal installer certification number(s) (when applicable); 2. Date of test; 3. Results of inspection and test; 4. Deficiencies or impairments noted (yes or no)

N/A



901.9 - Termination of monitoring service

For fire alarm systems required to be monitored by this code, notice shall be made to the fire code official whenever alarm monitoring services are terminated. Notice shall be made in writing, to the fire code official by the monitoring service provider being terminated

N/A



904.1 - General

Automatic fire-extinguishing systems, other than automatic sprinkler systems, shall be designed, installed, inspected, tested and maintained in accordance with the provisions of this paragraph and the applicable referenced standards

N/A



904.12.6.1 - Existing automatic fire-extinguishing systems
Existing automatic fire extinguishing systems. Where changes in the cooking media, positioning of cooking equipment or replacement of cooking equipment occur in existing commercial cooking systems, the automatic fire-extinguishing system shall be required to comply with the applicable provisions of paragraphs (D)(12)(904.12) to (D)(12)(d)(904.12.4) of this rule

N/A



906.2 - General requirements
Portable fire extinguishers shall be selected, installed and maintained in accordance with this paragraph and NFPA 10 as listed in rule 1301:7-7-80 of the Administrative Code.
Exceptions: 1. The distance of travel 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 3 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: 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 as listed in rule 1301:7-7-80 of the Administrative Code. 3. In Group I-3, portable fire extinguishers shall be permitted to be located at staff locations

N/A



906.6 - Unobstructed and unobscured
Portable fire extinguishers shall not be obstructed or obscured from view. In rooms or areas in which visual obstruction cannot be completely avoided, means shall be provided to indicate the locations of extinguishers.

N/A



906.9 - Extinguisher installation
The installation of portable fire extinguishers shall be in accordance with paragraphs (F)(9)(a)(906.9.1) to (F)(9)(c)(906.9.3) of this rule

N/A



906.9.1 - Extinguishers weighing 40 pounds or less
Portable fire extinguishers having a gross weight not exceeding 40 pounds (18 kg) shall be installed so that their tops are not more than 5 feet (1524 mm) above the floor

N/A



906.9.2 - Extinguishers weighing more than 40 pounds
Hand-held portable fire extinguishers having a gross weight exceeding 40 pounds (18 kg) shall be installed so that their tops are not more than 3.5 feet (1067 mm) above the floor

N/A



906.9.3 - Floor clearance
The clearance between the floor and the bottom of installed hand-held portable fire extinguishers shall be not less than 4 inches (102 mm).

N/A



907.3.1 - Duct smoke detectors

Smoke detectors installed in ducts shall be listed for the air velocity, temperature and humidity present in the duct. Duct smoke detectors shall be connected to the building's fire alarm control unit when a fire alarm system is required by paragraph (G)(2)(907.2) of this rule. Activation of a duct smoke detector shall initiate a visible and audible supervisory signal at a constantly attended location and shall perform the intended fire safety function in accordance with this code and the mechanical code as listed in rule 1301:7-7-80 of the Administrative Code. In facilities that are required to be monitored by a supervising station, duct smoke detectors shall report only as a supervisory signal and not as a fire alarm. They shall not be used as a substitute for required open area detection. Exceptions: 1. The supervisory signal at a constantly attended location is not required where duct smoke detectors activate the building's alarm notification appliances. 2. In occupancies not required to be equipped with a fire alarm system, actuation of a smoke detector shall activate a visible and an audible signal in an approved location. Smoke detector trouble conditions shall activate a visible or audible signal in an approved location and shall be identified as air duct detector trouble

N/A



907.8 - Inspection, testing and maintenance

The maintenance and testing schedules and procedures for fire alarm and fire detection systems shall be in accordance with paragraphs (G)(8)(a)(907.8.1) to (G)(8)(e)(907.8.5) of this rule and NFPA 72 as listed in rule 1301:7-7-80 of the Administrative Code. Records of inspection, testing and maintenance shall be maintained

N/A



907.8.1 - Maintenance required

Where required for compliance with the provisions of this code, devices, equipment, systems, conditions, arrangements, levels of protection or other features shall thereafter be continuously maintained in accordance with applicable NFPA requirements or as directed by the fire code official

N/A



908.7 - Carbon dioxide (CO2) systems

Emergency alarm systems in accordance with paragraph (G)(5)(b)(5307.5.2) of rule 1301:7-7-53 of the Administrative Code shall be provided where required for compliance with paragraph (G)(5)(5307.5) of rule 1301:7-7-53 of the Administrative Code

N/A



912.5 - Signs

A metal sign with raised letters at least 1 inch (25 mm) in size shall be mounted on all fire department connections serving automatic sprinklers, standpipes or fire pump connections. Such signs shall read: "AUTOMATIC SPRINKLERS" or "STANDPIPES" or "TEST CONNECTION" or a combination thereof as applicable. Where the fire department connection does not serve the entire building, a sign shall be provided indicating the portions of the building served.

N/A



915.1.1 - Where required

Carbon monoxide detection shall be provided in Group I-1, I-2, I-4 and R occupancies and in classrooms in Group E occupancies in the locations specified in paragraph (O)(2)(915.2) of this rule where any of the conditions in paragraphs (O)(1)(b)(915.1.2) to (O)(1)(f)(915.1.6) of this rule exist.



Statement of Fees

FEE

Invoice Date	Inspection Fee	Date Paid	Amount Paid
N/A			
Invoice Number	Check Number	Transaction Number	
N/A	N/A	N/A	



Huber Heights Fire Division

Inspection Report

Vacant - 5150 BRANDT PIKE, BLDG 5150 Brandt, HUBER HEIGHTS OH 45424

7008 Brandt Pike

INSPECTION DETAILS

Inspection Date 04/23/2025	Inspection Type Annual	Inspection Number 27302	
Lead Inspector DOUG BAUMGARTNER	Shift N/A	Station N/A	Unit N/A
Other Inspectors N/A			

SUMMARY OF INSPECTION

73 **8** **1**
Passed codes Failed codes N/A codes

NEXT STEPS

Please direct questions about your inspection to:
DOUG BAUMGARTNER
dbaumgartner@hhoh.org

Reinspection Date
05/28/2025

GENERAL NOTES

DOUG BAUMGARTNER - 04/23/2025 @ 10:48

In addition to the Ohio Fire Code violations, the occupant is in violation of The City of Huber Heights Ordinances 1517.01, 1517.02. City of Huber Heights Ordinance 1517.03 states, "If an occupant of a building creates conditions in violation of the Ohio Fire Code, by virtue of storage, handling and use of substances, materials, devices and appliances, he shall be responsible for the abatement of such hazardous conditions."

SIGNATURES

Contact signature

Inspector signature

No signature
Person not available for signature

Mark & Karen Bishnow

Date: _____

DOUG BAUMGARTNER

04/25/2025

CHECKLISTS

Annual Inspection

Status	Code	Description
N/A 	1003.6 - Means of egress continuity	The path of egress travel along a means of egress shall not be interrupted by a building element other than a means of egress component as specified in this rule. Obstructions shall not be placed in the minimum width or required capacity of a means of egress component except projections permitted by this rule. The minimum width or required capacity of a means of egress system shall not be diminished along the path of egress travel
Pass 	1004.3 - Posting of occupant load	Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or the owner's authorized agent.
Pass 	1010.1.10 - Panic and fire exit hardware	Doors serving a Group H occupancy and doors serving rooms or spaces with an occupant load of 50 or more in a Group A or E occupancy shall not be provided with a latch or lock other than panic hardware or fire exit hardware. Exceptions: 1. A main exit of a Group A occupancy shall be permitted to be locking in accordance with paragraph (J)(1)(i)(ii)(1010.1.9.3), Item 2 of this rule. 2. Doors serving a Group A or E occupancy shall be permitted to be electromagnetically locked in accordance with paragraph (J)(1)(i)(ix)(1010.1.9.9) of this rule. Electrical rooms with equipment rated 1,200 amperes or more and over 6 feet (1829 mm) wide, and that contain over-current devices, switching devices or control devices with exit or exit access doors, must be equipped with panic hardware or fire exit hardware. The doors shall swing in the direction of egress travel
Pass 	1010.1.9 - Door operations	Except as specifically permitted by this paragraph egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort. Exception: A temporary door locking device that is approved by the building official and noted on the certificate of occupancy in accordance with section 1010.4 of the building code as listed in rule 1301:7-7-80 of the Administrative Code, and that is used in accordance with section 1010.4.1 of the building code as listed in rule 1301:7-7-80 of the Administrative Code
Pass 	1010.1.9.1 - Hardware	Door handles, pulls, latches, locks and other operating devices on doors required to be accessible by Chapter 11 of the building code as listed in rule 1301:7-7-80 of the Administrative Code shall not require tight grasping, tight pinching or twisting of the wrist to operate. Exception: A temporary door locking device that is approved by the building official and noted on the certificate of occupancy in accordance with section 1010.4 of the building code as listed in rule 1301:7-7-80 of the Administrative Code, and that is used in accordance with section 1010.4.1 of the building code as listed in rule 1301:7-7-80 of the Administrative Code

Pass



1010.1.9.3 - Locks and latches

Locks and latches shall be permitted to prevent operation of doors where any of the following exist: (a) Places of detention or restraint. (b) In buildings in occupancy Group A having an occupant load of 300 or less, Groups B, F, M and S, and in places of religious worship, the main door or doors are permitted to be equipped with key-operated locking devices from the egress side provided: (i) The locking device is readily distinguishable as locked. (ii) A readily visible durable sign is posted on the egress side on or adjacent to the door stating: "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED." The sign shall be in letters 1 inch (25 mm) high on a contrasting background. (iii) The use of the key-operated locking device is revocable by the fire code official for due cause. (c) Where egress doors are used in pairs, approved automatic flush bolts shall be permitted to be used, provided that the door leaf having the automatic flush bolts does not have a doorknob or surface-mounted hardware. (d) Doors from individual dwelling or sleeping units of Group R occupancies having an occupant load of 10 or less are permitted to be equipped with a night latch, dead bolt or security chain, provided such devices are openable from the inside without the use of a key or tool. (e) Fire doors after the minimum elevated temperature has disabled the unlatching mechanism in accordance with listed fire door test procedures. (f) A temporary door locking device that is approved by the building official and noted on the certificate of occupancy in accordance with section 1010.4 of the building code as listed in rule 1301:7-7-80 of the Administrative Code, and that is used in accordance with section 1010.4.1 of the building code as listed in rule 1301:7-7-80 of the Administrative Code

Pass



1010.1.9.4 - Bolt locks

Manually operated flush bolts or surface bolts are not permitted. Exceptions: 1. On doors not required for egress in individual dwelling units or sleeping units. 2. Where a pair of doors serves a storage or equipment room, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf. 3. Where a pair of doors serves an occupant load of less than 50 persons in a Group B, F or S occupancy, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf. The inactive leaf shall not contain doorknobs, panic bars or similar operating hardware. 4. Where a pair of doors serves a Group B, F or S occupancy, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf provided such inactive leaf is not needed to meet egress capacity requirements and the building is equipped throughout with an automatic sprinkler system in accordance with paragraph (C)(3)(a)(i)(903.3.1.1) of rule 1301:7-7-09 of the Administrative Code. The inactive leaf shall not contain doorknobs, panic bars or similar operating hardware. 5. Where a pair of doors serves patient care rooms in Group I-2 occupancies, self latching edge or surface-mounted bolts are permitted on the inactive leaf provided that the inactive leaf is not needed to meet egress capacity requirements and the inactive leaf shall not contain doorknobs, panic bars or similar operating hardware

Pass



1010.1.9.5 - Unlatching

The unlatching of any door or leaf shall not require more than one operation. Exceptions: 1. Places of detention or restraint. 2. Where manually operated bolt locks are permitted by paragraph (J)(1)(i)(iv)(1010.1.9.4) of this rule. 3. Doors with automatic flush bolts as permitted by paragraph (J)(1)(i)(iii)(1010.1.9.3), item 3 of this rule. 4. Doors from individual dwelling units and sleeping units of Group R occupancies as permitted by paragraph (J)(1)(i)(iii)(1010.1.9.3), Item 4 of this rule. 5. A temporary door locking device that is approved by the building official and noted on the certificate of occupancy in accordance with section 1010.4 of the building code as listed in rule 1301:7-7-80 of the Administrative Code, and that is used in accordance with section 1010.4.1 of the building code as listed in rule 1301:7-7-80 of the Administrative Code

Pass



1010.1.9.7 - Delayed egress

Delayed egress locking systems, shall be permitted to be installed on doors serving any occupancy except Group A, E and H in buildings that are equipped throughout with an automatic sprinkler system in accordance with paragraph (C) (3)(a)(i)(903.3.1.1) of rule 1301:7-7-09 of the Administrative Code or an approved automatic smoke or heat detection system installed in accordance with paragraph (G)(907) of rule 1301:7-7-09 of the Administrative Code. The locking system shall be installed and operated in accordance with all of the following: (a) The delay electronics of the delayed egress locking system shall deactivate upon actuation of the automatic sprinkler system or automatic fire detection system, allowing immediate, free egress. (b) The delay electronics of the delayed egress locking system shall deactivate upon loss of power controlling the lock or lock mechanism, allowing immediate free egress. (c) The delayed egress locking system shall have the capability of being deactivated at the fire command center and other approved locations. (d) An attempt to egress shall initiate an irreversible process that shall allow such egress in not more than 15 seconds when a physical effort to exit is applied to the egress side door hardware for not more than 3 seconds. Initiation of the irreversible process shall activate an audible signal in the vicinity of the door. Once the delay electronics have been deactivated, rearming the delay electronics shall be by manual means only. Exception: Where approved, a delay of not more than 30 seconds is permitted on a delayed egress door. (e) The egress path from any point shall not pass through more than one delayed egress locking system. Exception: In Group I-2 or I-3 occupancies, the egress path from any point in the building shall not pass through more than two delayed egress locking systems provided the combined delay does not exceed 30 seconds. (f) A sign shall be provided on the door and shall be located above and within 12 inches (305mm) of the door exit hardware. (i) For doors that swing in the direction of egress, the sign shall read: "PUSH UNTIL ALARM SOUNDS. DOOR CAN BE OPENED IN 15 [30] SECONDS." (ii) For doors that swing in the opposite direction of egress, the sign shall read: "PULL UNTIL ALARM SOUNDS. DOOR CAN BE OPENED IN 15 [30] SECONDS." (iii) The sign shall comply with the visual character requirements in ICC A117.1 as listed in rule 1301:7-7-80 of the Administrative Code. Exception: Where approved, in Group I occupancies, the installation of a sign is not required where care recipients who, because of clinical needs, require restraint or containment as part of the function of the treatment area. (g) Emergency lighting shall be provided on the egress side of the door. (h) The delayed egress locking system units shall be listed in accordance with UL 294 as listed in rule 1301:7-7-80 of the Administrative Code

Pass



1010.1.9.8 - Sensor release of electrically locked egress doors

The electric locks on sensor-released doors located in a means of egress in buildings with an occupancy in Groups A, B, E, I-1, I-2, I-4, M, R-1 or R-2 and entrance doors to tenant spaces in occupancies in Groups A, B, E, I-1, I-2, I-4, M, R-1 or R-2 are permitted where installed and operated in accordance with all of the following criteria: (a) The sensor shall be installed on the egress side, arranged to detect an occupant approaching the doors. The doors shall be arranged to unlock by a signal from or loss of power to the sensor. (b) Loss of power to the lock or locking system shall automatically unlock the doors. (c) The doors shall be arranged to unlock from a manual unlocking device located 40 inches to 48 inches (1016 mm to 1219 mm) vertically above the floor and within 5 feet (1524 mm) of the secured doors. Ready access shall be provided to the manual unlocking device and the device shall be clearly identified by a sign that reads "PUSH TO EXIT." When operated, the manual unlocking device shall result in direct interruption of power to the lock-independent of other electronics-and the doors shall remain unlocked for not less than 30 seconds. (d) Activation of the building fire alarm system, where provided, shall automatically unlock the doors, and the doors shall remain unlocked until the fire alarm system has been reset. (e) Activation of the building automatic sprinkler or fire detection system, where provided, shall automatically unlock the doors. The doors shall remain unlocked until the fire alarm system has been reset. (f) The door locking system units shall be listed in accordance with UL 294 as listed in rule 1301:7-7-80 of the Administrative Code

Pass



1010.1.9.9 - Electromagnetically locked egress doors

Doors in the means of egress in buildings with an occupancy in Group A, B, E, I-1, I-2, I-4, M, R-1 or R-2 and doors to tenant spaces in Group A, B, E, I-1, I-2, I-4, M, R-1 or R-2 shall be permitted to be locked with an electromagnetic locking system where equipped with hardware that incorporates a built-in switch and where installed and operated in accordance with all of the following: (a) The hardware that is affixed to the door leaf has an obvious method of operation that is readily operated under all lighting conditions. (b) The hardware is capable of being operated with one hand. (c) Operation of the hardware directly interrupts the power to the electromagnetic lock and unlocks the door immediately. (d) Loss of power to the locking system automatically unlocks the door. (e) Where panic or fire exit hardware is required by paragraph (H)(a)(x)(1010.1.10) of this rule, operation of the panic or fire exit hardware also releases the electromagnetic lock. (f) The locking system units shall be listed in accordance with UL 294 as listed in rule 1301:7-7-80 of the Administrative Code.

Pass



102.3.2 - Certificate of occupancy

A responsible person shall maintain a copy of the current certificate of occupancy, for a structure regulated by the building code in accordance with 1301:7-7-80 of the Administrative Code and make it available to the fire code official upon request. This paragraph only applies to a certificate of occupancy in existence as of the effective date of this rule issued by a building official and/or a certificate of occupancy issued by a building official after the effective date of this rule.

Pass



102.3.3 - Change of use or occupancy

Changes shall not be made in the use or occupancy of any structure that would place the structure in a different division of the same group or occupancy or in a different group of occupancies, unless such structure is made to comply with the requirements of this code and the building code as listed in rule 1301:7-7-80 of the Administrative Code. Subject to the approval of the fire code official, the use or occupancy of an existing structure shall be allowed to be changed and the structure is allowed to be occupied for purposes in other groups without conforming to all the requirements of this code and the building code as listed in rule 1301:7-7-80 of the Administrative Code for those groups, provided the new or proposed use is less hazardous, based on life and fire risk, than the existing use.

Pass



1104.8 - Opening force for doors

The opening force for interior side-swinging doors without closers shall not exceed a 5-pound (22 N) force. The opening forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door in a closed position. For other side-swinging, sliding and folding doors, the door latch shall release when subjected to a force of not more than 15 pounds (66 N). The door shall be set in motion when subjected to a force not exceeding 30 pounds (133 N). The door shall swing to a full-open position when subjected to a force of not more than 50 pounds (222 N). Forces shall be applied to the latch side.

Pass



1105.4.4.2.4 - Self- or automatic-closing doors

Where self- or automatic-closing doors are required, closer shall be maintained in operational condition

Pass



305.1 - Clearance from ignition sources

Clearance between ignition sources, such as luminaires, heaters, flame-producing devices and combustible materials, shall be maintained in an approved manner.

Fail



315.3 - Storage in buildings

Storage of materials in buildings shall be orderly and stacks shall be stable. Storage of combustible materials shall be separated from heaters or heating devices by distance or shielding so that ignition cannot occur.

Comments: The storage inside this building is not orderly or stable. Please correct this issue.

Fail



315.3.1 - Ceiling clearance

Storage shall be maintained 2 feet (610 mm) or more below the ceiling in nonsprinklered areas of buildings or not less than 18 inches (457 mm) below sprinkler head deflectors in sprinklered areas of buildings.

Comments: Please maintain storage that is not next to the wall at 2 feet below the ceiling.



Pass



315.3.2 - Means of egress

Combustible materials shall not be stored in exits or enclosures for stairways and ramps.

Pass



315.3.3 - Equipment rooms

Combustible material shall not be stored in boiler rooms, mechanical rooms, electrical equipment rooms or in fire command centers as specified in paragraph (G)(1)(e)(508.1.5) of rule 1301:7-7-05 of the Administrative Code.

Pass



315.4 - Outside storage

Outside storage of combustible materials shall not be located within 10 feet (3048 mm) of a lot line. Exceptions: 1. The separation distance is allowed to be reduced to 3 feet (914 mm) for storage not exceeding 6 feet (1829 mm) in height. 2. The separation distance is allowed to be reduced where the fire code official determines that no hazard to the adjoining property exists.

Pass



315.4.2 - Height

Storage in the open shall not exceed 20 feet (6096 mm) in height.

Pass



504.2 - Maintenance of exterior doors and openings

Exterior doors and their function shall not be eliminated without prior approval. Exterior doors that have been rendered nonfunctional and that retain a functional door exterior appearance shall have a sign affixed to the exterior side of the door with the words "THIS DOOR BLOCKED." The sign shall consist of letters having a principal stroke of not less than 1/4 inch (19.1 mm) wide and not less than 6 inches (152 mm) high on a contrasting background. Required fire department access doors shall not be obstructed or eliminated. Exit and exit access doors shall comply with rule 1301:7-7-10 of the Administrative Code. Access doors for high-piled combustible storage shall comply with paragraph (F)(6)(a) (3206.6.1) of rule 1301:7-7-32 of the Administrative Code.

Fail



505.1 - Address identification

New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall not be less than 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

Comments: The address numbers have deteriorated to the point where they are unreadable. Please place new address numbers that are visible from the main roadway. The numbers must be on a contrasting background. Each number must be a minimum of 4 inches high and 1/2 inch wide.

Pass



506.1 - Where required

Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for lifesaving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037 as listed in rule 1301.7-7-80 of the Administrative Code, and shall contain keys to gain necessary access as required by the fire code official.

Pass



506.2 - Key box maintenance

The operator of the building shall immediately notify the fire code official and provide the new key where a lock is changed or rekeyed. The key to such lock shall be secured in the key box.

Pass



509.1.1 - Utility identification

Where required by the fire code official, gas shutoff valves, electric meters, service switches and other utility equipment shall be clearly and legibly marked to identify the unit or space that it serves. Identification shall be made in an approved manner, readily visible and shall be maintained.

Pass



5303.5.3 - Securing compressed gas, 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: (i) Securing containers, cylinders and tanks to a fixed object with one or more restraints. (ii) Securing containers, cylinders and tanks on a cart or other mobile device designed for the movement of compressed gas containers, cylinders or tanks. (iii) Nesting of compressed gas containers, cylinders and tanks at container filling or servicing facilities or in seller's warehouses not accessible to the public. Nesting shall be allowed provided the nested containers, cylinders or tanks, if dislodged, do not obstruct the required means of egress. (iv) 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

Pass



5307.1 - General

Carbon dioxide systems with more than 100 pounds (45.4 kg) of carbon dioxide used in beverage dispensing applications shall comply with paragraphs (G)(2)(5307.2) to (G)(5)(b) (5307.5.2) of this rule

Pass



5307.4 - Protection from damage

Carbon dioxide systems shall be installed so that storage tanks, cylinders, piping and fittings are protected from damage by occupants or equipment during normal facility operations

Pass



5307.5 - Required protection

Where carbon dioxide storage tanks, cylinders, piping and equipment are located indoors, rooms or areas containing carbon dioxide storage tanks, cylinders, piping and fittings and other areas where a leak of carbon dioxide can collect shall be provided with either ventilation in accordance with paragraph (G)(5)(a)(5307.5.1) of this rule or an emergency alarm system in accordance with paragraph (G)(5)(b)(5307.5.2) of this rule

Pass



5307.5.1 - Ventilation

Mechanical ventilation shall be in accordance with the mechanical code as listed in rule 1301:7-7-80 of the Administrative Code and shall comply with all of the following: (i) Mechanical ventilation in the room or area shall be at a rate of not less than 1 cubic foot per minute per square foot [0.00508 m³ / (s . m²)]. (ii) Exhaust shall be taken from a point within 12 inches (305 mm) of the floor. (iii) The ventilation system shall be designed to operate at a negative pressure in relation to the surrounding area

Pass



5307.5.2 - Emergency alarm system

An emergency alarm system shall comply with all of the following: (i) Continuous gas detection shall be provided to monitor areas where carbon dioxide can accumulate. (ii) The threshold for activation of an alarm shall not exceed 5,000 parts per million (9,000 mg/m³). (iii) Activation of the emergency alarm system shall initiate a local alarm within the room or area in which the system is installed

Pass



603.6.2 - Heating appliance installation and maintenance.

Heating appliances shall be installed and maintained in accordance with the manufacturer's instructions, the building code, the mechanical code, the International Fuel Gas Code and NFPA 70 as listed in rule 1301:7-7-80 of the Administrative Code,

Pass



604.6 - Emergency lighting equipment

Emergency lighting shall be inspected and tested in accordance with paragraphs (D)(6)(a)(604.6.1) to (D)(6)(b)(i)(604.6.2.1) of this rule

Pass



604.6.1 - Activation test

An activation test of the emergency lighting equipment shall be completed monthly. The activation test shall ensure the emergency lighting activates automatically upon normal electrical disconnect and stays sufficiently illuminated for not less than 30 seconds.

Pass



604.8 - Exit and emergency lighting equipment.

Exit and emergency lighting equipment with self contained battery back-up power shall be inspected and tested in accordance with paragraphs (D)(6)(a)(604.6.1) to (D)(6)(c)(604.6.3) of this rule.

Pass



605.1 - 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.

Pass



605.11 - Solar photovoltaic power systems

Solar photovoltaic power systems shall be installed in accordance with paragraphs (E)(11)(a)(605.11.1) to (E)(11)(b)(605.11.2) of this rule, the building code or residential code and NFPA 70 as listed in rule 1301:7-7-80 of the Administrative Code.

Pass



605.3 - Working space and clearance

A working space of not less than 30 inches (762 mm) in width, 36 inches (914 mm) in depth and 78 inches (1981 mm) in height shall be provided in front of electrical service equipment. Where the electrical service equipment is wider than 30 inches (762 mm), the working space shall be not less than the width of the equipment. Storage of materials shall not be located within the designated working space. Exceptions: 1. Where other dimensions are required or allowed by NFPA 70 as listed in rule 1301:7-7-80 of the Administrative Code. 2. Access openings into attics or under-floor areas which provide a minimum clear opening of 22 inches (559 mm) by 30 inches (762 mm).

Pass



605.4 - Multiplug adapters

Multiplug adapters, such as cube adapters, unfused plug strips or any other device not complying with NFPA 70 as listed in rule 1301:7-7-80 of the Administrative Code shall be prohibited.

Pass



605.5 - Extension cords

Extension cords and flexible cords shall not be a substitute for permanent wiring. Extension cords and flexible 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.

Pass



605.5.1 - Power supply

Extension cords shall be plugged directly into an approved receptacle, power tap or multiplug adapter and, except for approved multiplug extension cords, shall serve only one portable appliance.

Pass



605.5.2 - Ampacity

The ampacity of the extension cords shall be not less than the rated capacity of the portable appliance supplied by the cord.

Pass



605.5.3 - Maintenance

Extension cords shall be maintained in good condition without splices, deterioration or damage.

Pass



605.5.4 - Grounding

Extension cords shall be grounded where serving grounded portable appliances.

Pass



605.6 - Unapproved conditions

Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes.

Pass



609.3.3 - Cleaning

Hoods, grease-removal devices, fans, ducts and other appurtenances shall be cleaned at intervals as required by paragraphs (l)(3)(c)(i)(609.3.3.1) to (l)(3)(c)(iii)(609.3.3.3) of this rule.

Pass



609.3.3.1 - Inspection

Hoods, grease-removal devices, fans, ducts, and other appurtenances shall be inspected at intervals specified in Table 609.3.3.1 of this rule or as approved by the fire code official. Inspections shall be completed by qualified individuals.

Pass



609.3.3.2 - Grease accumulation

If during the inspection it is found that hoods, grease-removal devices, fans, ducts or other appurtenances have an accumulation of grease, such components shall be cleaned in accordance with ANSI/KECA C 10 as listed in rule 1301:7-7-80 of the Administrative Code.

Pass



609.3.3.3 - Records

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.

Pass



609.3.3.3.1 - Tags

When a commercial kitchen hood or duct system is inspected, a tag containing the service provider name, address, telephone number and date of service shall be provided in a conspicuous location. Prior tags shall be covered or removed.

Pass



703.1 - Maintenance

The required fire-resistance rating of fire-resistance-rated construction including but not limited to, 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 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. 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.

Fail



703.1.3 - Fire walls, fire barriers and fire partitions

Required fire walls, fire barriers and fire partitions shall be maintained to prevent the passage of fire. Openings protected with approved doors or fire dampers shall be maintained in accordance with NFPA 80 as listed in rule 1301:7-7-80 of the Administrative Code.

Comments: Several missing ceiling tiles must be replaced.



Pass



703.2 - Opening protectives

Opening protectives shall be maintained in an operative condition in accordance with NFPA 80 as listed in rule 1301:7-7-80 of the Administrative Code. Where allowed by the fire code official, the application of field-applied labels associated with the maintenance of opening protectives shall follow the requirements of the approved third-party certification organization accredited for listing the opening protective. Fire doors and smoke barrier doors shall not be blocked or obstructed or otherwise made inoperable. Fusible links shall be replaced promptly whenever fused or damaged. Fire door assemblies shall not be modified.

Pass



703.2.2 - Hold-open devices and closers

Hold-open devices and automatic door closers, where provided, shall be maintained. During the period that such device is out of service for repairs, the door it operates shall remain in the closed position.

Pass



703.2.3 - Door operation

Swinging fire doors shall close from the full-open position and latch automatically. The door closer shall exert enough force to close and latch the door from any partially open position.

Pass



703.3 - Ceilings

The hanging and displaying of salable goods and other decorative materials from acoustical ceiling systems that are part of a fire-resistance-rated horizontal assembly, shall be prohibited.

Pass



703.4 - Testing

Horizontal and vertical sliding and rolling fire doors shall be inspected and tested annually to confirm proper operation and full closure. Records of inspections and testing shall be maintained.

Pass



704.1 - Enclosure

Interior vertical shafts, including but not limited to stairways, elevator hoistways, service and utility shafts, that connect two or more stories of a building shall be enclosed or protected as required in rule 1301:7-7-11 of the Administrative Code. New floor openings in existing buildings shall comply with the building code as listed in rule 1301:7-7-80 of the Administrative Code.

Pass



901.6.1 - Standards

Fire protection systems shall be inspected, tested and maintained in accordance with the referenced standards listed in Table 901.6.1 of this rule

Pass



901.6.2 - Records

Records of all system inspections, tests and maintenance required by the referenced standards shall be maintained

Pass



901.6.3 - Annual inspection tag for fire protection systems

An inspection tag shall be attached to each fire protection system near the main control valve, main panel, or other such appropriate and visible location as determined by the fire code official. The annual inspection tag shall contain the following information: 1. The individual performing the work and the state fire marshal installer certification number(s) (when applicable); 2. Date of test; 3. Results of inspection and test; 4. Deficiencies or impairments noted (yes or no)

Pass



901.9 - Termination of monitoring service

For fire alarm systems required to be monitored by this code, notice shall be made to the fire code official whenever alarm monitoring services are terminated. Notice shall be made in writing, to the fire code official by the monitoring service provider being terminated

Pass



904.1 - General

Automatic fire-extinguishing systems, other than automatic sprinkler systems, shall be designed, installed, inspected, tested and maintained in accordance with the provisions of this paragraph and the applicable referenced standards

Pass



904.12.6.1 - Existing automatic fire-extinguishing systems

Existing automatic fire extinguishing systems. Where changes in the cooking media, positioning of cooking equipment or replacement of cooking equipment occur in existing commercial cooking systems, the automatic fire-extinguishing system shall be required to comply with the applicable provisions of paragraphs (D)(12)(904.12) to (D)(12)(d)(904.12.4) of this rule

Pass



906.2 - General requirements

Portable fire extinguishers shall be selected, installed and maintained in accordance with this paragraph and NFPA 10 as listed in rule 1301:7-7-80 of the Administrative Code.

Exceptions: 1. The distance of travel 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 3 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: 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 as listed in rule 1301:7-7-80 of the Administrative Code. 3. In Group I-3, portable fire extinguishers shall be permitted to be located at staff locations

Pass



906.6 - Unobstructed and unobscured

Portable fire extinguishers shall not be obstructed or obscured from view. In rooms or areas in which visual obstruction cannot be completely avoided, means shall be provided to indicate the locations of extinguishers.

Pass



906.9 - Extinguisher installation

The installation of portable fire extinguishers shall be in accordance with paragraphs (F)(9)(a)(906.9.1) to (F)(9)(c) (906.9.3) of this rule

Pass



906.9.1 - Extinguishers weighing 40 pounds or less

Portable fire extinguishers having a gross weight not exceeding 40 pounds (18 kg) shall be installed so that their tops are not more than 5 feet (1524 mm) above the floor

Pass



906.9.2 - Extinguishers weighing more than 40 pounds

Hand-held portable fire extinguishers having a gross weight exceeding 40 pounds (18 kg) shall be installed so that their tops are not more than 3.5 feet (1067 mm) above the floor

Pass



906.9.3 - Floor clearance

The clearance between the floor and the bottom of installed hand-held portable fire extinguishers shall be not less than 4 inches (102 mm).

Pass



907.3.1 - Duct smoke detectors

Smoke detectors installed in ducts shall be listed for the air velocity, temperature and humidity present in the duct. Duct smoke detectors shall be connected to the building's fire alarm control unit when a fire alarm system is required by paragraph (G)(2)(907.2) of this rule. Activation of a duct smoke detector shall initiate a visible and audible supervisory signal at a constantly attended location and shall perform the intended fire safety function in accordance with this code and the mechanical code as listed in rule 1301:7-7-80 of the Administrative Code. In facilities that are required to be monitored by a supervising station, duct smoke detectors shall report only as a supervisory signal and not as a fire alarm. They shall not be used as a substitute for required open area detection. Exceptions: 1. The supervisory signal at a constantly attended location is not required where duct smoke detectors activate the building's alarm notification appliances. 2. In occupancies not required to be equipped with a fire alarm system, actuation of a smoke detector shall activate a visible and an audible signal in an approved location. Smoke detector trouble conditions shall activate a visible or audible signal in an approved location and shall be identified as air duct detector trouble

Pass



907.8 - Inspection, testing and maintenance

The maintenance and testing schedules and procedures for fire alarm and fire detection systems shall be in accordance with paragraphs (G)(8)(a)(907.8.1) to (G)(8)(e)(907.8.5) of this rule and NFPA 72 as listed in rule 1301:7-7-80 of the Administrative Code. Records of inspection, testing and maintenance shall be maintained

Pass



907.8.1 - Maintenance required

Where required for compliance with the provisions of this code, devices, equipment, systems, conditions, arrangements, levels of protection or other features shall thereafter be continuously maintained in accordance with applicable NFPA requirements or as directed by the fire code official

Pass



908.7 - Carbon dioxide (CO2) systems

Emergency alarm systems in accordance with paragraph (G)(5)(b)(5307.5.2) of rule 1301:7-7-53 of the Administrative Code shall be provided where required for compliance with paragraph (G)(5)(5307.5) of rule 1301:7-7-53 of the Administrative Code

Pass



912.5 - Signs

A metal sign with raised letters at least 1 inch (25 mm) in size shall be mounted on all fire department connections serving automatic sprinklers, standpipes or fire pump connections. Such signs shall read: "AUTOMATIC SPRINKLERS" or "STANDPIPES" or "TEST CONNECTION" or a combination thereof as applicable. Where the fire department connection does not serve the entire building, a sign shall be provided indicating the portions of the building served.

Pass



915.1.1 - Where required

Carbon monoxide detection shall be provided in Group I-1, I-2, I-4 and R occupancies and in classrooms in Group E occupancies in the locations specified in paragraph (O)(2)(915.2) of this rule where any of the conditions in paragraphs (O)(1)(b)(915.1.2) to (O)(1)(f)(915.1.6) of this rule exist.

Additional Codes

Status	Code	Description
Fail 	110.1.1 - Unsafe conditions Structures or existing equipment that are or hereafter become unsafe or deficient because of inadequate means of egress or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or which involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. A vacant structure that is not secured against unauthorized entry as required by paragraph (K)(311) of rule 1301:7-7-03 of the Administrative Code shall be deemed unsafe. (i) If the fire code official finds an unsafe condition as described in this paragraph that is especially liable to fire or endangers life or other buildings or property, such fire code official shall issue a citation and order that the responsible person take all necessary remedial actions as required by section 3737.41 of the Revised Code. (ii) If the fire code official finds an unsafe condition as described in this paragraph that violates specific provisions of this code, such fire code official shall take such enforcement actions as provided for in this rule including but not limited to, the issuance of a citation pursuant to section 3737.42 of the Revised Code	Comments: The roof and ceiling appear to be compromised and unsafe for occupancy. Please have this corrected immediately.



Fail



110.1.2 - Structural hazards

Where an apparent structural hazard is caused by the faulty installation, operation or malfunction of any of the items or devices governed by this code, the fire code official shall immediately notify the building code official in accordance with paragraph (J)(1)(110.1) of this rule

Comments: The Montgomery County Building Regulations Department Building Inspector confirmed the unsafe conditions found in this structure. He was on site for this inspection and posted a notice of violation. See pictures attached of his notice of violation, the warrant, the order to abate the unsafe conditions from the Fire Chief, as well as informational "do not enter placards" for first responders, all of which were attached to the building.



Fail



311.2.1 - Security

Exterior and interior openings accessible to other tenants or unauthorized persons shall be boarded, locked, blocked or otherwise protected to prevent entry by unauthorized individuals. The fire code official is authorized to placard, post signs, erect barrier tape or take similar measures as necessary to secure public safety.

Comments: Please place boards over all windows.



Fail



311.3 - Removal of combustibles

Persons owning, or in charge or control of, a vacant building or portion thereof, shall remove therefrom all accumulations of combustible materials, flammable or combustible waste or rubbish and shall securely lock or otherwise secure doors, windows and other openings to prevent entry by unauthorized persons. The premises shall be maintained clear of waste or hazardous materials. Note: for copyright claim information, please see the notice on the last page of this rule. Exceptions: 1. Buildings or portions of buildings undergoing additions, alterations, repairs or change of occupancy in accordance with the building code as listed in rule 1301:7-7-80 of the Administrative Code, where waste is controlled and removed as required by paragraph (D)(304) of this rule. 2. Seasonally occupied buildings.

Comments: Please remove all combustibles from this occupancy





Statement of Fees

FEE

Invoice Date	Inspection Fee	Date Paid	Amount Paid
N/A			
Invoice Number	Check Number	Transaction Number	
N/A	N/A	N/A	



Huber Heights Fire Division
Inspection Report

Vacant - 5150 BRANDT PIKE, BLDG 5150 Brandt, HUBER HEIGHTS OH 45424

7008 Brandt Pike

INSPECTION DETAILS

Inspection Date 05/29/2025	Inspection Type Annual REINSPECTION	Inspection Number 27302-R1
Lead Inspector DOUG BAUMGARTNER	Shift N/A	Station N/A
Other Inspectors N/A	Unit N/A	

SUMMARY OF INSPECTION

0 Passed codes
 1 Resolved violations
 7 Failed codes

NEXT STEPS

Please direct questions about your inspection to:

DOUG BAUMGARTNER
dbaumgartner@hhoh.org

Reinspection Date
06/05/2025

GENERAL NOTES

DOUG BAUMGARTNER - 04/28/2025 @ 14:53

In addition to the Ohio Fire Code violations, the occupant is in violation of The City of Huber Heights Ordinances 1517.01, 1517.02. City of Huber Heights Ordinance 1517.03 states, "If an occupant of a building creates conditions in violation of the Ohio Fire Code, by virtue of storage, handling and use of substances, materials, devices and appliances, he shall be responsible for the abatement of such hazardous conditions."

DOUG BAUMGARTNER - 05/29/2025 @ 15:03

5/29/25-Based on views into the windows of the interior and upon looking at the outside of the building, almost none of the listed violations have been corrected by the required date.

DOUG BAUMGARTNER - 05/30/2025 @ 08:58

5/29/25-no one representing the building owner was present during the reinspection on 5/29/25.

SIGNATURES

Contact signature

Inspector signature

No signature
NA

Migrated Occupancy Contact

Date: _____

DOUG BAUMGARTNER

05/29/2025

CHECKLISTS

Reinspection

Status

Code

Description

Fall



110.1.1 - Unsafe conditions

Structures or existing equipment that are or hereafter become unsafe or deficient because of inadequate means of egress or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or which involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. A vacant structure that is not secured against unauthorized entry as required by paragraph (K)(311) of rule 1301:7-7-03 of the Administrative Code shall be deemed unsafe. (I) If the fire code official finds an unsafe condition as described in this paragraph that is especially liable to fire or endangers life or other buildings or property, such fire code official shall issue a citation and order that the responsible person take all necessary remedial actions as required by section 3737.41 of the Revised Code. (II) If the fire code official finds an unsafe condition as described in this paragraph that violates specific provisions of this code, such fire code official shall take such enforcement actions as provided for in this rule including but not limited to, the issuance of a citation pursuant to section 3737.42 of the Revised Code

Comments: The roof and ceiling appear to be compromised and unsafe for occupancy. Please have this corrected immediately.

Additional comments: 5/29/25-this violation has not been corrected. See photos 0439 and 0441.



Fail



110.1.2 - Structural hazards

Where an apparent structural hazard is caused by the faulty installation, operation or malfunction of any of the items or devices governed by this code, the fire code official shall immediately notify the building code official in accordance with paragraph (J)(1)(110.1) of this rule

Comments: The Montgomery County Building Regulations Department Building Inspector confirmed the unsafe conditions found in this structure. He was on site for this inspection and posted a notice of violation. See pictures attached of his notice of violation, the warrant, the order to abate the unsafe conditions from the Fire Chief, as well as informational "do not enter placards" for first responders, all of which were attached to the building.

Additional comments: 5/29/25-This violation has not been corrected. It appears the eve on the north side of the building is even more unsafe and endangered of collapse than it was 30 days ago. See photo 0438.



Fail



311.2.1 - Security

Exterior and interior openings accessible to other tenants or unauthorized persons shall be boarded, locked, blocked or otherwise protected to prevent entry by unauthorized individuals. The fire code official is authorized to placard, post signs, erect barrier tape or take similar measures as necessary to secure public safety.

Comments: Please place boards over all windows.

Additional comments: 5/29/25-this violation has not been corrected. See photo 0437



Fail



311.3 - Removal of combustibles

Persons owning, or in charge or control of, a vacant building or portion thereof, shall remove therefrom all accumulations of combustible materials, flammable or combustible waste or rubbish and shall securely lock or otherwise secure doors, windows and other openings to prevent entry by unauthorized persons. The premises shall be maintained clear of waste or hazardous materials. Note: for copyright claim information, please see the notice on the last page of this rule. Exceptions: 1. Buildings or portions of buildings undergoing additions, alterations, repairs or change of occupancy in accordance with the building code as listed in rule 1301:7-7-80 of the Administrative Code, where waste is controlled and removed as required by paragraph (D)(304) of this rule. 2. Seasonally occupied buildings.

Comments: Please remove all combustibles from this occupancy

Additional comments: 5/29/25-this violation has not been corrected. There are still several combustible items inside the building. See photos 0434, 0435, 0436



Fail



315.3 - Storage in buildings

Storage of materials in buildings shall be orderly and stacks shall be stable. Storage of combustible materials shall be separated from heaters or heating devices by distance or shielding so that ignition cannot occur.

Comments: The storage inside this building is not orderly or stable. Please correct this issue.

Additional comments: 5/29/25-This violation has not been corrected. See photos 0435 and 0436



Fail



315.3.1 - Ceiling clearance

Storage shall be maintained 2 feet (610 mm) or more below the ceiling in nonsprinklered areas of buildings or not less than 18 inches (457 mm) below sprinkler head deflectors in sprinklered areas of buildings.

Comments: Please maintain storage that is not next to the wall at 2 feet below the ceiling.

Additional comments: 5/29/25-this violation has not been corrected. See photos 0436 and 0441



Resolved



505.1 - Address Identification

New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall not be less than 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

Comments: The address numbers have deteriorated to the point where they are unreadable. Please place new address numbers that are visible from the main roadway. The numbers must be on a contrasting background. Each number must be a minimum of 4 inches high and 1/2 inch wide.

Fail



703.1.3 - Fire walls, fire barriers and fire partitions

Required fire walls, fire barriers and fire partitions shall be maintained to prevent the passage of fire. Openings protected with approved doors or fire dampers shall be maintained in accordance with NFPA 80 as listed in rule 1301:7-7-80 of the Administrative Code.

Comments: Several missing ceiling tiles must be replaced.

Additional comments: 5/29/25-this violation has not been corrected





Statement of Fees

FEE

Invoice Date	Inspection Fee	Date Paid	Amount Paid
N/A			
Invoice Number	Check Number	Transaction Number	
N/A	N/A	N/A	