



City of Mansfield

Tim Theaker, Mayor

30 N. Diamond Street - Mansfield, OH 44902 – (419)755-9688 Fax-(419)755-9453
Marc Milliron, Building and Codes Manager

September 16, 2022

Moshe, Property Management
NANDAR Realty Group
150 Great Neck Rd. Suite 304
Great Neck, NY 11021

RE: DEMOLITION inspection for West Park shopping center, 1157 Park Avenue West Mansfield, OH
Parcel No. 027-02-135-08-000

Attn: Moshe, Property Management,

Inspection results from Wednesday September 14, 2022, the following list is generated based upon what was observed and visible at the time of inspection. Additional damage or requirements may apply at such time that all areas of the interior are inspected. The past use of the structure was used to determine demolition and/or repair requirements. Any alterations to the structure and/or changes in use/occupancy by the Owner were not communicated to the department prior to, during, or after the inspection. Any such proposed alterations and/or changes in use/occupancy of the premises may change the following requirements and shall be subject to City Codified Ordinances, policies of the Department, and/or the Ohio Building and Fire Codes.

Inspection results is referenced to Ohio Building Code (OBC) as adopted by the City of Mansfield per codified ordinance section 1311.01, the Electrical Code is referenced to the National Electrical Code per NFPA 70 and has been adopted by the City of Mansfield per codified ordinance section 1325.23 and the plumbing code is enforced by Richland County Health Department per codified ordinance section 1303. The existing structure shall be maintained in accordance with OBC Section 3401.2. Any alterations, repairs, and or changes of occupancy require approval by this Department and shall comply with OBC Sections 3404, 3405, and/or 3408.

- 1) Structural Damage. OBC sect.3401.02
 - a) Severe structural conditions throughout the entire canopy, this canopy imposes a lot of weight and is a safety concern for all patrons who are visiting this plaza, support post integrity onto existing footers indicate collapsing. Roof has deteriorated so far as to rotted the membrane.
 - b) Gutters and downspouts are damaged and/or missing in multiple areas. Gutters and downspouts shall be repaired/replaced and properly discharged away from the structure on the property.
 - c) Exterior walls.... falling bricks and roof/wall caps secured, cracks repaired, and stabilized.
 - d) Large cracks within the block walls indicate that the footer has been compromised.
- 2) Building Exterior/Envelope. OBC sect. 3401.02
 - a) Damaged and/or missing windows shall have broken glass repaired or replaced. Windows shall be repaired or boarded up.
 - b) Exit doors properly installed and functioning, several doors are rusted beyond the means to provide building security.
 - c) Roof drainage and discharge shall be provided and maintained.
 - d) Roof repaired and performing its duty to shelter imposing weather conditions.



City of Mansfield

Tim Theaker, Mayor

30 N. Diamond Street - Mansfield, OH 44902 – (419)755-9688 Fax-(419)755-9453

Marc Milliron, Building and Codes Manager

- e) All stacks/vents that are attached shall be properly secured and or removed.
- 3) Building Interior OBC sect. 3401.02
- a) Initial inspection has determined that this large shopping plaza will need to be brought to compliance, evidence of the sprinkler system shall be repaired and functioning. The Owner shall submit required applications (zoning, building plan approval) along with construction documents in accordance with OBC 106 for approval in accordance with local ordinances and OBC requirements.
 - b) Interior floor finishes shall be installed, means of egress and life safety systems shall be installed. (replace and or repair doors)
 - c) The means of egress from the structure shall be maintained in accordance with any approvals issued by the City. The means of egress includes but is not limited to interior corridors, interior doorways, interior stairways, and exterior exit doors.
 - d) All debris, damaged materials, damaged systems, and similar shall be removed from the structure.
 - e) Interior walls shall be provided with proper finishes throughout.
 - f) Interior ceilings shall be installed and or repaired as required.
 - g) Toilet rooms and plumbing fixtures shall be provided for occupancy and must meet the code requirements for occupancy.
 - h) The fire separation shall be installed in accordance with OBC requirements for the proposed use(s).
- 4) MEP Systems OBC sect. 109, (Mechanical Electrical and Plumbing)
- a) Electrical power and lighting systems installed in accordance with current code requirements, electrical services throughout the building is in poor condition and will need to be repaired and or replaced by a certified electrician.
 - b) HVAC shall be improved upon and in working order to meet the acceptable temperature.
 - c) Plumbing system installed and properly vented. Water meter and backflow. Supply lines, DWV system installed. Kitchens and bathrooms shall properly function and meet the requirements of the Ohio Plumbing Code.
 - d) Gas piping system shall be tested for all gas appliances.
 - e) Heating system shall be repaired/replaced to heat the entire structure.
- 5) Fire Inspection Results per City of Mansfield codified ordinance section 1501.01
- a) The inspection conducted was to observe for unsafe conditions. Observations revealed one common bath, toiletry for the occupants. Fire safety concerns are outlined below:
 - i) **OFC Section 1031** Exit Ways: Unsafe exit doors were not lit with any type of lighting or any type of exit lighting or emergency lighting.
 - ii) **OFC Section 906** Fire Extinguishers: There were no fire extinguishers within the common areas of any portion of the structure.
 - iii) Smoke Detectors: There were no working smoke detectors throughout any portion of the structure.
 - iv) **OFC Section 315.3.3** Storage: Furnace closets were being used as storage with a high load of combustible material within these closets.
 - v) **OFC Section 605.6** Electrical: The electrical service within the structure needs a complete overhaul, from the meter bases, which were partially hanging from the walls on exterior



City of Mansfield

Tim Theaker, Mayor

30 N. Diamond Street - Mansfield, OH 44902 – (419)755-9688 Fax-(419)755-9453

Marc Milliron, Building and Codes Manager

- building. There were numerous areas of exposed electrical wiring, outlets and junction boxes. The majority of these electrical items need repaired or replaced.
- vi) **OFC 311.2.3 Structural Openings:** There were numerous areas of structure openings including missing drywall or plaster on walls and ceilings that needs close up to prevent fire spread.
- b) As a result of the mentioned inspection, it is the opinion of the fire department that the building should not be occupied until the repairs are made. The mentioned fire violations above create a high fire hazard to anyone within the building especially while they sleep, along with the hazards associated with escape.

Many of the above described systems and assemblies are beyond repair and must be replaced in their entirety. Due to the complexity and coordination of repairs and replacements, construction documents need to be prepared by an Ohio Registered Design Professional. Applications for approval, fees, construction document submittal/review, and plan approval is required prior to construction of repair and replacement work. All items with the exception of Plumbing shall be submitted to our department. Plumbing and Food Service approval shall be submitted to Richland Public health; such application, fees, inspection, and approval requirements for shall be determined by Richland Public Health. Work is required to be performed by contractors registered with the City of Mansfield in accordance with City Code Chapter 1333.

Per Ohio Board of Building Standards 2017 section 109.4, Unsafe Buildings_ this Building Department through Mansfield Codified Ordinance Section 1335.07 hereof has determined, upon and after inspection thereof, 1157 Park Avenue West Mansfield, OH to be insecure, unsafe, abandoned or vacant and open and unsecured to trespass, structurally defective or especially liable to fire, or endanger life, health, or other buildings or property. Failure to eliminate such hazard within 60 days of being served such notice, such orders shall proceed under section 1335 of the City of Mansfield Codified Ordinance.

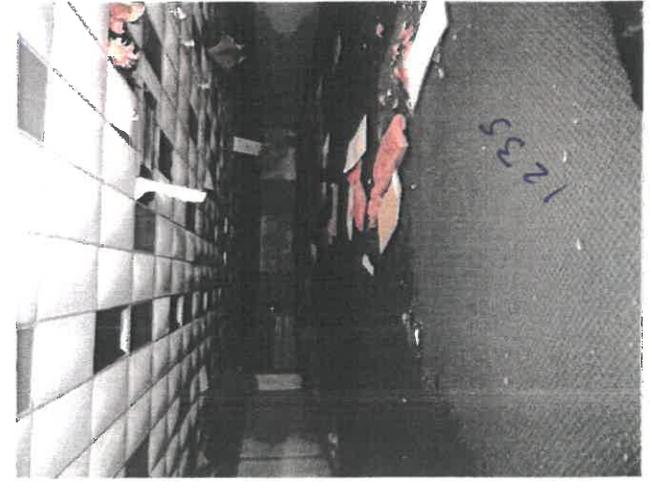
If you have any questions regarding this matter, please contact the City Codes and Permits Department at 419-755-9688.

Thank you,

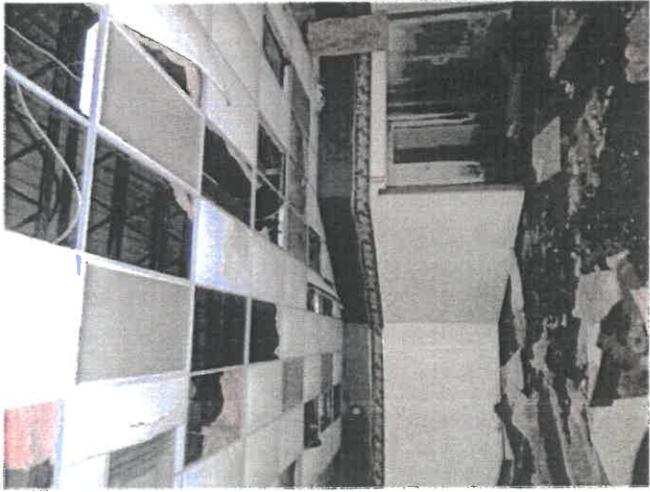
Marc Milliron, Manager
Bureau of Building, Codes, and Permits

Tim Brinley,
Mansfield Building Official

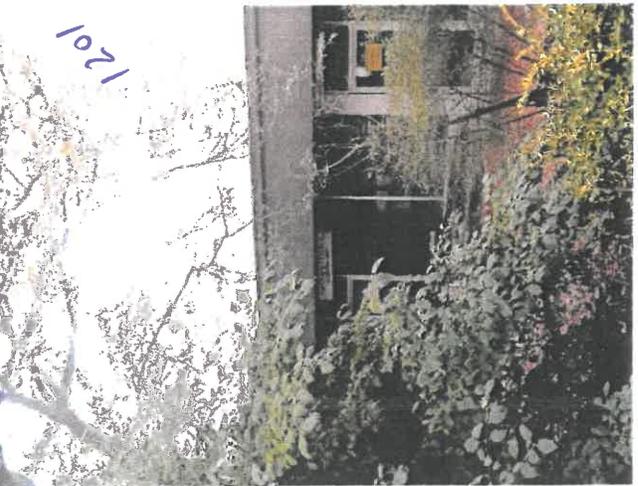
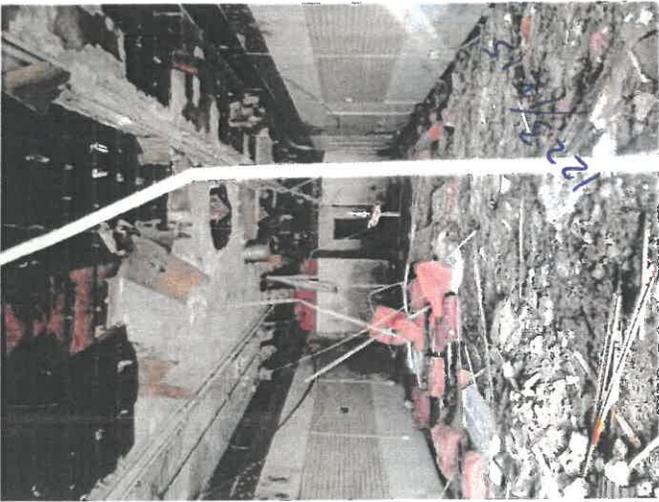
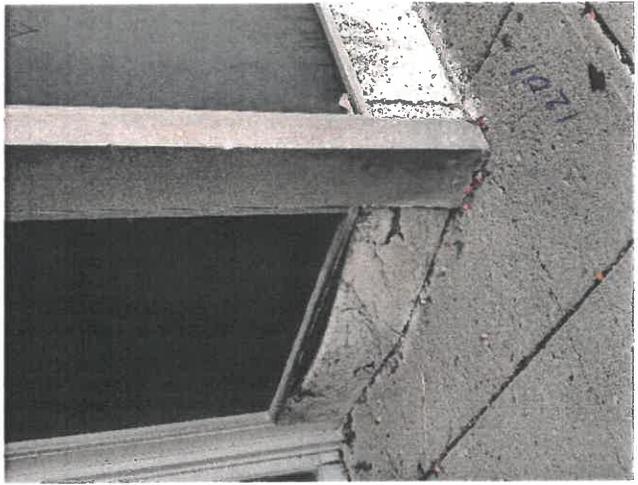
Cc: Captain Robert Garn, CFEL, CFI, Fire Investigator rgam@ci.mansfield.oh.us

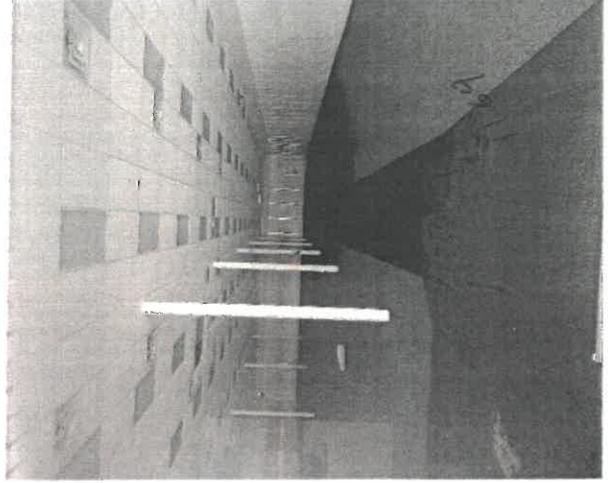


1157 Park Ave. W Inspection 9.14.2022

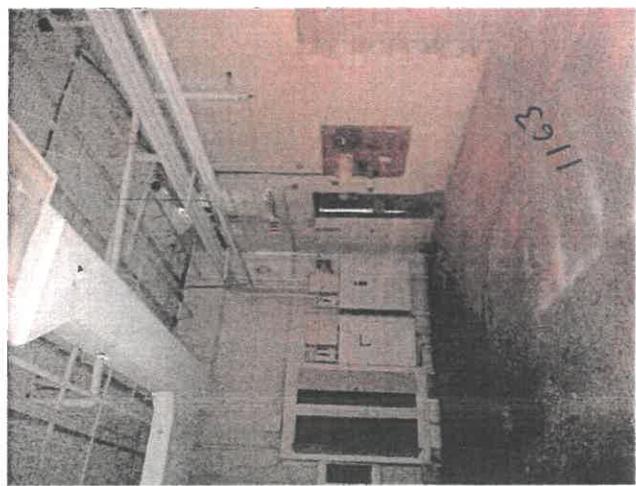
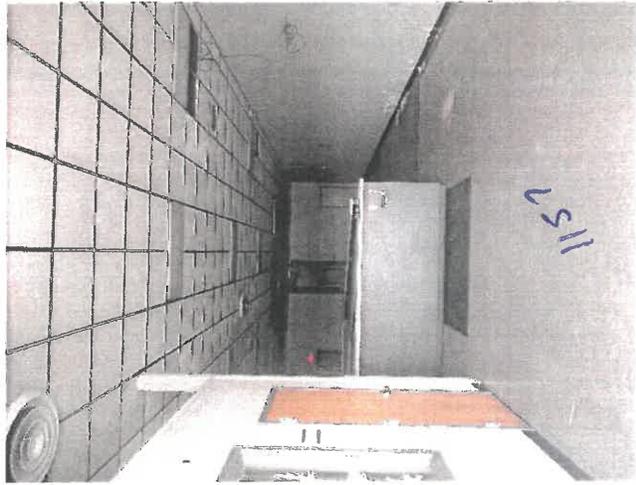
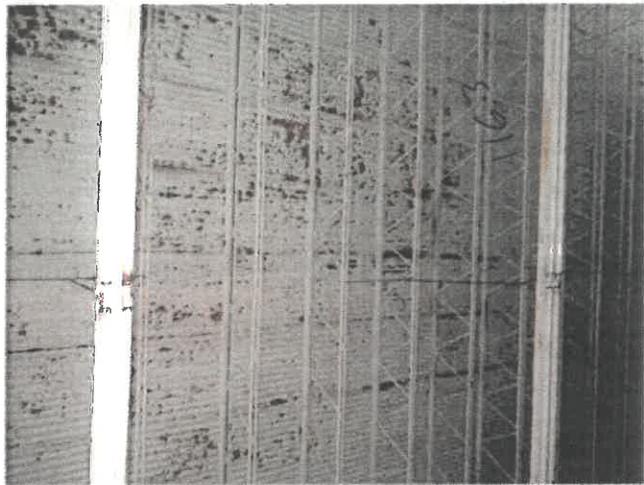


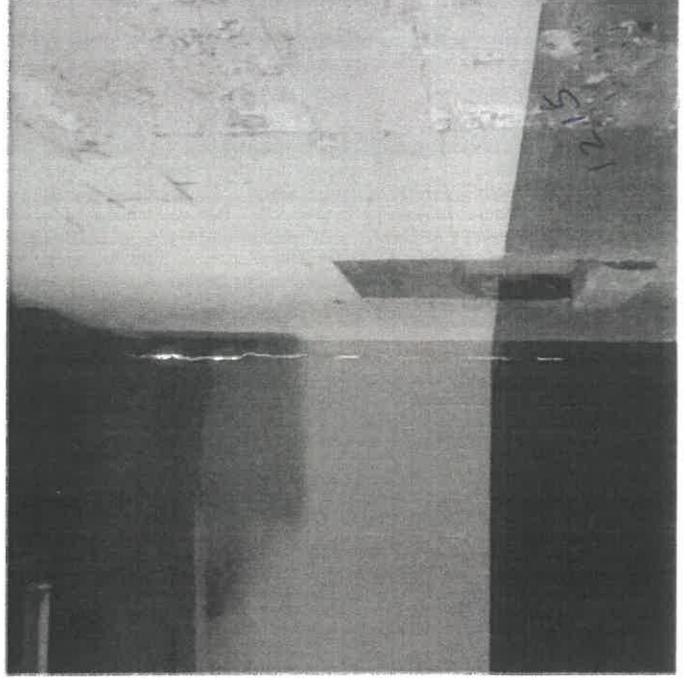
1157 Park Ave. W Inspection 9.14.2022



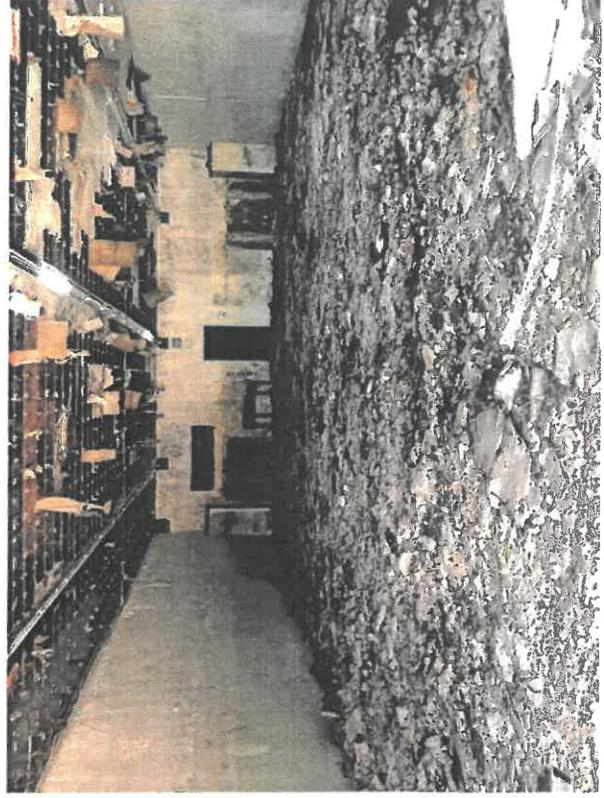


1157 Park Ave. W Inspection 9.14.2022

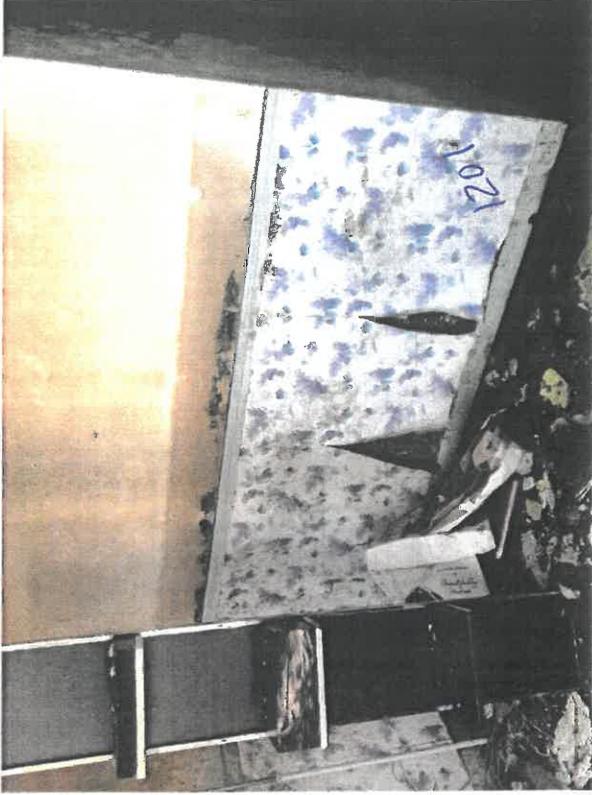




1157 Park Ave. W Inspection 9.14.2022



1157 Park Ave. W Inspection 9.14.2022





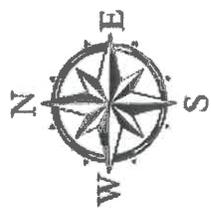
Printed Date : 9/16/2022



Mansfield Utility GIS

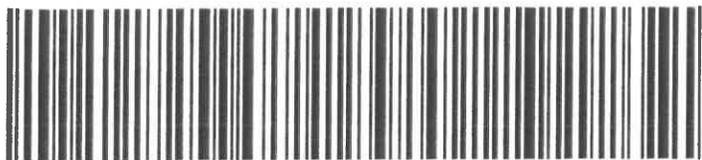
Map Title

1 inch = 81 feet



City of Mansfield
30 N Diamond St 3rd Floor
Mansfield OH 44902

USPS CERTIFIED MAIL



9207 1901 9403 8300 0090 1324 76

MOSHE, PROPERTY MANAGEMENT
NANDAR REALTY GROUP
150 GREAT NEEK RD., SUITE 304
GREAT NECK, NY 11021



City of Mansfield

Tim Theaker, Mayor

30 N. Diamond Street - Mansfield, OH 44902 – (419)755-9688 Fax-(419)755-9453

Marc Milliron, Building and Codes Manager

August 17, 2022

Moshe, Property Management
NANDAR Realty Group
150 Great Neck Rd. Suite 304
Great Neck, NY 11021

RE: DEMOLITION INSPECTION FOR WESTGATE SHOPPING CENTER, 1157 PARK AVENUE
WEST MANSFIELD, OH

Attn: Moshe, Property Management,

This letter is regarding that the Codes and Permits department is in response to several recent complaints from former retailers associated to these buildings located at 1157 Park Ave. West, of the consolidated numbered lots in the City of Mansfield Ohio, also known as Westgate Shopping Center, Westgate Realty LLC, C/O NAMDAR Realty Group.

This letter serves notice that the City of Mansfield Building and Codes department is requesting an inspection shall take place on September 13 @10:00 A.M. This inspection is to determine the condition of these buildings and their ability to provide a safe and habitable space. Those involved in this inspection will be inspectors from the Building and Codes Department.

Per the City of Mansfield codified section 1371.99 "Whoever violates any provision of this chapter is guilty of a misdemeanor of the fourth degree of the first offense, and a misdemeanor of the second degree of the second or subsequent violation. Prosecution shall always be as and for a first offense unless the act upon which the prosecution is instituted contains the allegation that the offense is a second or repeated offense.

If you have any questions regarding this matter, please contact the City Codes and Permits Department at 419-755-9688.

Thank you,

Marc Milliron, Manager
Bureau of Building, Codes and Permits

Cc: Tim Brinley tbrinley@ci.mansfield.oh.us

City of Mansfield
30 N Diamond St 3rd Floor
Mansfield OH 44902

USPS CERTIFIED MAIL



9207 1901 9403 8386 7981 36

NANDAR REALTY GROUP
STE 304
150 GREAT NECK RD
GREAT NECK NY 11021-3309

Milliron, Marc

From: Carlos Piedra <carlos@namdarllc.com>
Sent: Monday, September 19, 2022 2:16 PM
To: Milliron, Marc; damian@severanceetc.com
Cc: Brinley, Timothy; Garn, Robert; Linn, Jake
Subject: RE: 1157 Park Ave West, WEST MANSFIELD, OH 44906

Received, Thanks Marc

Carlos Piedra | Property Management



150 Great Neck Road, Suite 304
Great Neck, NY 11021
Ph: 516.773.0010 ext. 143 | Fax: 516.773.0030
For after-hour and weekend emergencies please text or call (516)-401-5418
www.NamdarRealtyGroup.com

The contents and any attachments of this electronic mail message are confidential and intended only for the named addressees. Dissemination, forwarding, publication or other use of the message or attachments by any unauthorized person is strictly prohibited. Unless stated to the contrary, any opinions expressed in this message are personal and may not be attributed to Namdar Realty Group. Internet e-mails are not necessarily secure. Namdar Realty Group does not accept responsibility for changes made to this message after it was sent.

From: Milliron, Marc <mlliron@ci.mansfield.oh.us>
Sent: Monday, September 19, 2022 1:40 PM
To: Carlos Piedra <carlos@namdarllc.com>; damian@severanceetc.com
Cc: Brinley, Timothy <tbrinley@ci.mansfield.oh.us>; Garn, Robert <rgarn@ci.mansfield.oh.us>; Linn, Jake <jlinn@ci.mansfield.oh.us>
Subject: 1157 Park Ave West, WEST MANSFIELD, OH 44906

I would like to thank Damian Landwehr for taking the time to allow the officials from the City of Mansfield's Building department to view and comment on the West Park Shopping Center. Attached inspection with findings completed by the City of Mansfield Building and codes department, this notice is giving you 60 days to make required repairs or prepare an action plan to remedy these concerns, failure to complete and or apply such action may result in this department taking further action to remedy such concerns.

Marc Milliron, Manager Codes, Permits and Zoning
30 N. Diamond St. Mansfield, OH
419-755-9688

CONFIDENTIAL COMMUNICATION:

Although this email may be subject to public record request, the information contained in or attached to this message is confidential. It is intended only to be read by the individual or entity named above or their designee. If the reader of this message is not the intended recipient, you are on notice that any distribution of this message, in any form, is strictly prohibited. If you have received this message in error, please immediately notify the sender and delete or destroy any copy of this message.

City of Mansfield, Ohio