



City of Mansfield

Tim Theaker, Mayor

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

October 4, 2023

NAMDAR Realty Group
150 Great Neck Rd. Suite 304
Great Neck, NY 11021

J.P. Burleigh, Counsel
455 Delta Avenue, Suite 203,
Cincinnati, OH 45226

RE: General safety inspection for West Park shopping center, Buildings 1139 - 1153 Park Avenue West
Mansfield, OH Parcel No. 027-02-135-08-000

Attn: Attn: NAMDAR, Realty Group,

Inspection results from Wednesday September 19, 2023, 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.3401.2 ([refer to units 1139-1153](#))
 - a) Canopy is questionable on its ability to support the roof and signage, lack of maintenance and repairs is causing the roof over the canopy to rust and cause internal damage to the store's interiors, also lighting under the canopy is severely rusted.
 - 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) Roof repaired and performing its duty to shelter imposing weather conditions.
- 2) Building Exterior/Envelope. OBC sect. 3401.2 ([refer to units 1139-1153](#))
 - a) Exit doors properly installed and functioning, several doors do not meet the requirements of providing a safe exit from these units.
 - b) Roof drainage and discharge shall be provided and maintained.
 - c) Roof repaired and performing its duty to shelter imposing weather conditions.



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- d) All stacks/vents that are attached shall be properly secured and or removed.
- 3) Building Interior OBC sect. 3401.2
 - a) 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. (refer to units 1139-1153)
 - b) All debris, damaged materials, damaged systems, and similar shall be removed from the structure. (refer to unit 1153)
 - c) Interior walls shall be provided with proper finishes throughout. (refer to unit 1153)
 - d) Interior ceilings shall be installed and or repaired as required. (refer to unit 1153)
 - e) Toilet rooms and plumbing fixtures shall be provided for occupancy and must meet the code requirements for occupancy. (refer to unit 1153)
- 4) MEP Systems OBC sect. 109, (Mechanical Electrical and Plumbing) (refer to units 1139-1153)
 - a) Electrical power and lighting systems installed in accordance with current code requirements, electrical services throughout the building is in violation of the electrical code 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. (refer to unit 1153)
 - c) Plumbing system installed and properly vented. Water meter and backflow. Supply lines, DWV system installed. Bathrooms shall property function and meet the requirements of the Ohio Plumbing Code. (refer to units 1139-1153)
- 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. (refer to unit 1153)
 - ii) **OFC Section 906** Fire Extinguishers: There were no fire extinguishers within the common areas of any portion of the structure. (refer to unit 1153)
 - iii) Smoke Detectors: Evidence of non-functioning smoke detectors throughout many portions of the structure. (refer to unit 1153)
 - iv) **OFC Section 315.3.3** Storage: Furnace and utility closets were being used as storage with a high load of combustible material within these closets. (refer to unit 1145)
 - v) **OFC Section 605.6** Electrical: The electrical service within the structure needs a complete review from a licensed electrician. There were numerous areas of exposed electrical wiring, outlets and junction boxes. The majority of these electrical items need repaired or replaced. (refer to units 1139-1153)

As a result of the mentioned inspection, it is the opinion of the building Department that two end units ([Unit 1153](#)) has extensive mold and dilapidated ceiling panels making these units unsafe and a health hazard toward human life and should be completely renovated.

Parking lot lighting has exposed electrical concerns along with severe deterioration with its foundation. Old signage shall be repaired or replaced as require per City of Mansfield Codified Ordinance section 1339.25, non-comforming signage.



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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 for units known as 1153, 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_ Failure to present an approved plan to eliminate such hazard within 60 days of being served such notice, such orders may 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,

Alex Marsh, Chief Building Official

Marc Milliron, Demolition Coordinator,

Adrian Akerman, Director, Permitting and Development