

RICHLAND COUNTY BUILDING DEPARTMENT

1495 WEST LONGVIEW AVENUE • SUITE 202A • MANSFIELD, OHIO 44906

Phone: (419) 774-5517 • building.richlandcountyoh.gov



VIA FIRST CLASS MAIL VIA CERTIFIED MAIL RETURN RECEIPT REQUESTED

January 30, 2026

Premises:

Paresh Patel
Khodiyar Inc.
1111 E. Main Street
Barstow, CA 92311

Mansfield Inn
880 Laver Road
Mansfield, Ohio 44905

RE: Adjudication Order No. 301, UNSAFE STRUCTURE, Re-issued January 30, 2026

Dear Mr. Patel,

As per the Ohio Building Code (OBC) Sections 109.4/109.4.1, this order is being issued based on the results of an inspection of the above premises.

Part I of this notice lists the areas or conditions of the building which are not in compliance with the provisions of the OBC. Part II of this notice provides information on how this order can be used to appeal specific items in the Adjudication Order. This order is issued in accordance with Chapters 119, 3781, and 3791 of the Ohio Revised Code (ORC).

Part I:

The following areas or conditions of the premises are in violations of the provisions of the OBC:

The above subject structure has sustained structural damage and subsequent structural failure. As such, the structural damage and failure is deemed a serious hazard and the structure is deemed an unsafe building in accordance with OBC Section 109.4. The following items have been observed to sustain such damage and failure:

1. Cracking, Spalling, and failure of second floor concrete balconies, walkways, and stairs.
2. Water intrusion, ice buildup, and inadequate drainage have been observed and are contributing the concrete failure as previously described.
3. Ohio Plumbing Code 301.4, Connection to water supply. Every plumbing fixture, device or appliance requiring or using water for its proper operation shall be directly or indirectly connected to the water supply system in accordance with the provisions of this code. The structure is currently not provided with any water supply system and causes the structure to be unsanitary in accordance with OBC 109.4.

The structure shall be vacated within 14 calendar days of this order until such time as the serious hazards are eliminated and the structure is restored to a safe and sanitary condition.

In accordance with OBC Section 109, you have 90 days to eliminate the serious hazard. Failure to comply within the specified timeframe may result in legal proceedings as allowed by section 3781.15 of the Ohio Revised Code.

Per OBC 109.4.2, a report by an Ohio Registered Design Professional (Architect or Engineer) analyzing the structure may be submitted to this office for review and consideration. The structure may be restored to a safe condition, upon approval by this department. To the extent that repairs, alterations or additions are made or a change of occupancy occurs during the restoration of the structure, such repairs, alterations, additions or change of occupancy shall comply with requirements of OBC Section 109 and the Ohio Existing Building Code. Plans conforming to OBC Section 106 for such restoration shall be prepared by an Ohio Registered Design Professional (Architect or Engineer) and shall be submitted to this Department for plan approval in accordance with OBC Sections 105 and 107. The plans shall determine a course of repair, indicate methods to secure or further demolish the affected areas, and include a proposed timeline for such repairs and/or demolition.

Part II:

In accordance with Chapter 119 of the Ohio Revised Code and OBC Section 110 you have 30 days from the mailing date of this letter to appeal the Adjudication Order. Appeal hearings may be requested via email, Commerce Web Portal, or via Mail.

Further instructions for email and web portal requests may be found at <https://com.ohio.gov/divisions-and-programs/industrial-compliance/boards/board-of-building-appeals/request-for-appeal-hearing>

To request an appeal hearing via mail, send a written request along with a check or money order for \$200.00 for a Standard hearing or \$500.00 for an expedited hearing, made payable to Treasurer, State of Ohio to the address specified below.

Ohio Board of Building Appeals
6606 Tussing Road. P.O. Box 4009
Reynoldsburg, Ohio 43068-4009
Phone (614) 644-2616

Your request shall include the items from the Adjudication Order being appealed, the reasons for the appeal, and the relief sought. A copy of this order shall be attached to your request. To obtain a request for hearing form, go to [BBA Request for Appeal Hearing Form, a copy is attached to this order as well for use.](#) At an appeal hearing, you have the right to be represented by counsel. You may present arguments orally or in writing. You may also present evidence and examine witnesses appearing for or against you.

When checked, this adjudication concerns Section 3781.111 of the Revised Code, or any rule made thereunder. Any local organization composed of or representing persons with disabilities or, if no local organization exists, any statewide organization representing persons with disabilities may file appeals as a part of this matter.

Sincerely,



Kenneth A. Arthur
Chief Building Official

KAAsmr

cc: Inspector Steve Waltman, State of Ohio Fire Marshal - via email
Chief David Markel, Mifflin Township Fire Department - via email
Mike Switzer, Mifflin Township Zoning - via email
Jason Kinkel, Richland County Health Department - via email

file: Adjudications file