

CERTIFICATE OF INSPECTION
VALID FOR ONE YEAR

Address:	22 Interstate Street	Date:	February 4 th , 2016
Perm. Parcel No:	814-09-020	Use District:	I-1
Present Occupancy:	1 Commerical Unit	Permitted Occupancy:	1 Commerical Unit
Owners Name:	Joseph Frankito	Maximum Occupancy:	
Agent:		Property:	Legal Conforming [X] Legal Non-Conforming [] Illegal []
Phone:			

Upon inspection, we find that said property is in need of repairs as follows:

NOTE: The water and gas services were off at the time of inspection. A re-inspection at a later date SHALL BE required to inspect these items.

NOTE: Submit construction documents prepared by an Ohio registered design professional for review and approval prior to starting any Building, Structural, Mechanical, Plumbing, or Electrical repairs required by this report. This building was originally an office/factory use which was changed to a moderate hazard storage/auto repair/wrecking use without approval. This change of occupancy requires compliance with all applicable codes which shall be reflected on the construction documents in addition to re-establishing a safe and sanitary building.

NOTE: Permits are required for Site work, Building (including roof and structure), Mechanical, Plumbing and Electrical work at this address. Permits shall be obtained once plans are approved.

NOTE: Property is zoned I-1. Bedford Codified Ordinance section 1941.02 PERMITTED PRINCIPAL USES does not allow auto salvage and wrecking to occur outside of a building. BCO 1941.02 (e) states “Facilities for repairing, storing and/or rebuilding of equipment and/or products that comply with performance standards of Section 1941.05, except that auto salvage and wrecking operations, industrial metal and waste salvage operations and junk yards will not be permitted, unless operated entirely within a building.” Remove all auto salvage vehicles located outside the building.

NOTE: If this building is vacated, no occupancy shall occur until compliance with all applicable codes minimum requirements are met.

NOTICE: THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

NOTICE

Violations identified as **HEALTH/SAFETY**, must be corrected/inspected **PRIOR** to occupancy. Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

**PERMITS ARE REQUIRED FOR HVAC,
PLUMBING, ELECTRICAL AND MAJOR
CARPENTRY.**

CITY OF BEDFORD BUILDING DEPARTMENT

Inspector:

Richard Hickman/Calvin Beverly

REQUIRED MAINTENANCE ITEMS:

- 1) Remove all unused, unlicensed or inoperable motor vehicles from outside the building. BCO 1941.02(e).
- 2) Masonry fence must be plumb, structurally sound, free of deterioration, and painted. Repair fence accordingly. An essentially opaque visual barrier no less than six feet in height running the entire length of the lot line abutting the residential district is required per BCO 1941.08.
- 3) Remove all trash, rubbish, garbage or debris on property, especially along property south side of street masonry fence.
- 4) Remove all unused, unlicensed or inoperable motor vehicles, and any other obstructions along east, south, and west sides of the building to provide a clear exit discharge pathway a minimum 44" wide to the public street. The door on the east side of the building is a required means of egress door.
- 5) Exterior masonry concrete block walls shall be in good condition and properly painted. Repair or completely re-construct the masonry walls including the repair of damaged masonry areas, replace rotted structural steel lintels (at side door, and both overhead doors), tuck point all damaged exterior masonry, and repaint the entire building.
- 6) Exterior brick wall located on north face of building shall be in good condition and clean. Clean to remove dirt, mold, and vegetation and then tuck point as required to match existing.
- 7) Paint rusted exterior gas lines to match existing fence and building finishes. Prepare all surfaces including hangers and fittings prior to application of finish surface.
- 8) All exterior siding, trims, fascia, awning and roof parapet caps must be in place, properly maintained and painted.
- 9) Roofs must be free of holes, deterioration, leaks and be structurally sound. Interior areas indicate water leakage at the lay in ceiling area and the exterior membrane is not is not secure at the parapet walls. Make all necessary repairs to the existing roof and install parapet flashing.

EXTERIOR ITEMS:

- 1) All masonry (block, brick, etc. –, foundations, exterior walls, parapet, brick fronts, veneers, etc) must be in good, sound condition with no loose or missing brick, block or mortar. Replacement materials, including mortar colors, must match the originals in nature, texture, color and style. Repair/replace all masonry areas accordingly.

PARKING LOTS, DRIVEWAYS, SIDEWALKS, AND STAIRS:

- 1) Replace the entire apron of the driveway apron. Aprons must be replaced with reinforced concrete in the minimum thickness of 8-inches for commercial property. Asphalt aprons shall not be approved. NOTE: If the curb is broken or missing, either in whole or in part, in the apron area, then the curb will have to be replaced or repaired along with the apron work. New curb sections must be excavated to a depth of 18-inches and must be dowelled in to adjacent curb sections. Call the Building Department for more direction on this work.
- 2) Remove and replace all existing (approx.500 square feet) of driveway concrete.
- 3) This property is using paved and unpaved areas of an adjoining property for site access based on current Cuyahoga County property records and is not approved. Therefore all gravel driveways and unpaved parking areas shall be paved with asphalt or concrete material (hard surfaced). Proper drainage shall be established for these required hard surface areas and approved by the City of Bedford Departments. BCO 1957.05 (3) C 1.

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PARKING LOTS, DRIVEWAYS, SIDEWALKS, AND STAIRS (Cont):

NOTE: Reinforced concrete may be installed with either 6 X 6 #10 welded wire fabric or with fiber mesh.

NOTE: Asphalt paving shall be installed in two layers of a minimum thickness of 2 ½ -inches and 1-inch respectively.

GENERAL ELECTRICAL ITEMS:

- 1) Repair, replace or install illuminated exit signage at all three interior exit doors.
- 2) Main disconnects for the single phase and three phase electrical services shall be grounded per National Electric Code.
- 3) The panel must be grounded to the street side of water meter grounding electrode conductor sized per current NEC.
- 4) Three phase fused disconnect is not rated for multiple conductor termination on secondary side of terminations.
- 5) Any holes in the panel from missing breaker knock-outs, etc. must be plugged with correct appliance.
- 6) All wires entering main panel must have the correct connectors.
- 7) All circuits in the main fuse box/load-center must be identified/labeled on the panel cover or next to breaker/fuses.
- 8) All unused or defective electrical fixtures or equipment must be completely removed throughout.
- 9) All taps and splices must be enclosed in work box with correct cover.
- 10) A bonding jumper wire (sized to current NEC) must be installed from hot to cold at the hot water tank.
- 11) All lights, outlets and switches must be complete and operate properly.
- 12) Exposed wiring must be properly secured.

GENERAL PLUMBING ITEMS:

- 1) Hot water tank shall be made operational or replaced to provide the water temperature required for the toilet facilities. Note that there has been no water service to this address since March 2010.
- 2) Every structure shall be equipped with plumbing fixtures. All plumbing fixtures must be in good working order and free of leaks and defects. Repair the leaking water piping/faucets. Repair the leaking drain lines. Replace missing or damaged plumbing fixtures, water lines and DWV piping. This applies to both toilet rooms and all other plumbing fixture areas.
- 3) Add a vacuum breaker (backflow preventer) at all faucets with threaded hose connections such as hose bibs.
- 4) Water service backflow device shall be serviced, tested and repaired by a City of Bedford registered contractor. Test results shall be indicated on a hang tag at the device and submitted to Shawn Francis with the City of Bedford Service Department.

GENERAL HVAC ITEMS:

- 1) Furnace must be clean and in serviceable condition and generally free of rust and corrosion. Have the furnace cleaned and serviced by a qualified technician. Or Replace the furnace with a new appliance.

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GENERAL HVAC ITEMS (Cont):

- 2) Gas unit heater must be clean and in serviceable condition and generally free of rust and corrosion. Have the gas unit heater cleaned and serviced by a qualified technician. Or Replace the gas unit heater with a new appliance.
- 3) Replace the obsolete gas valve at the gas unit heater and hot water tank with a listed ¼-turn gas shut-off valve.

TOILET ROOM ITEMS:

- 1) Toilet rooms must be equipped with an operable exhaust fan vented to the outside of the building.
- 2) Lighting to be complete and operational.
- 3) Flooring must be smooth and water-tight. Clean, repair and/or replace.
- 4) All plumbing fixtures must be in good working order and free of leaks and defects. Repair the leaking water piping/faucets. Repair the leaking drain lines. Replace missing plumbing fixtures.
- 5) Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the toilet room(s) walls/ceilings.

INTERIOR ITEMS:

- 1) Interior masonry walls shall be in good condition and properly painted. Repair or completely re-construct the interior masonry walls including the repair of all damaged masonry areas plus broken and hanging masonry in rear room of building and other areas.
- 2) Patch all damage, cracks and holes in interior walls and repaint.
- 3) Patch all damaged ceilings including the support system and repaint as needed or replace.
- 4) Clean and disinfect the business office and toilet room areas.
- 5) Remove vehicle from hole created into the business office area and re-establish the wall.
- 6) Repair and/or replace all missing or damaged interior doors, door frames, baseboard or any other moldings in office and toilet areas. Paint or stain to match existing.

MAXIMUM OCCUPANCY

B area- (1,000sf) -**10**

F-1 Moderate hazard area - (3336sf) -**11**

Note that entire building was changed to S-1 without approval. Records indicate October 2008 was the last rental inspection and the tenant was APEX Welding.

TOTAL Occupancy -21

NOTE: PLEASE BE ADVISED THAT AS THE OWNER OR AGENT OF THE REFERENCED PROPERTY, YOU ARE RESPONSIBLE FOR CUTTING THE GRASS/WEEDS, MAINTAINING SHRUBBERY, TREES, AND OTHER LANDSCAPING FEATURES IN BOTH FRONT AND REAR YARDS: Ordinance 1305.16(d)(2)(N): *The cost to the owner for the cutting, trimming or removal of trees, plants, hedges, shrubbery, grass or weeds or the necessary cleanup of leaves, trash, discarded household items, obsolete swimming or wading pools or similar obstacles to the proper maintenance of the landscaping shall be at the rate of **ONE HUNDRED DOLLARS (\$100.00) per hour with a MINIMUMCHARGE OF TWO HOURS (2) for any such work.***

THE CITY **REQUIRES** VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE **PAID**. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**