

PLANNING ADVISORY BOARD ZONING COMMISSION

AUGUST 9, 2011

Case Number

ANX2011-7
ZON2011-9

Applicant

Eugene Shumaker, Shumaker
Trucking & Excavating

Property Location

3501 Old Havre Highway

Requested Action

Annexation of ±9.9 acres located east of US Highway 87, north of the previously vacated 34th Avenue NE alignment.

Rezone the subject properties from County I-2 Heavy Industrial to City I-2 Heavy Industrial district.

Neighborhood Council

Neighborhood Council #3

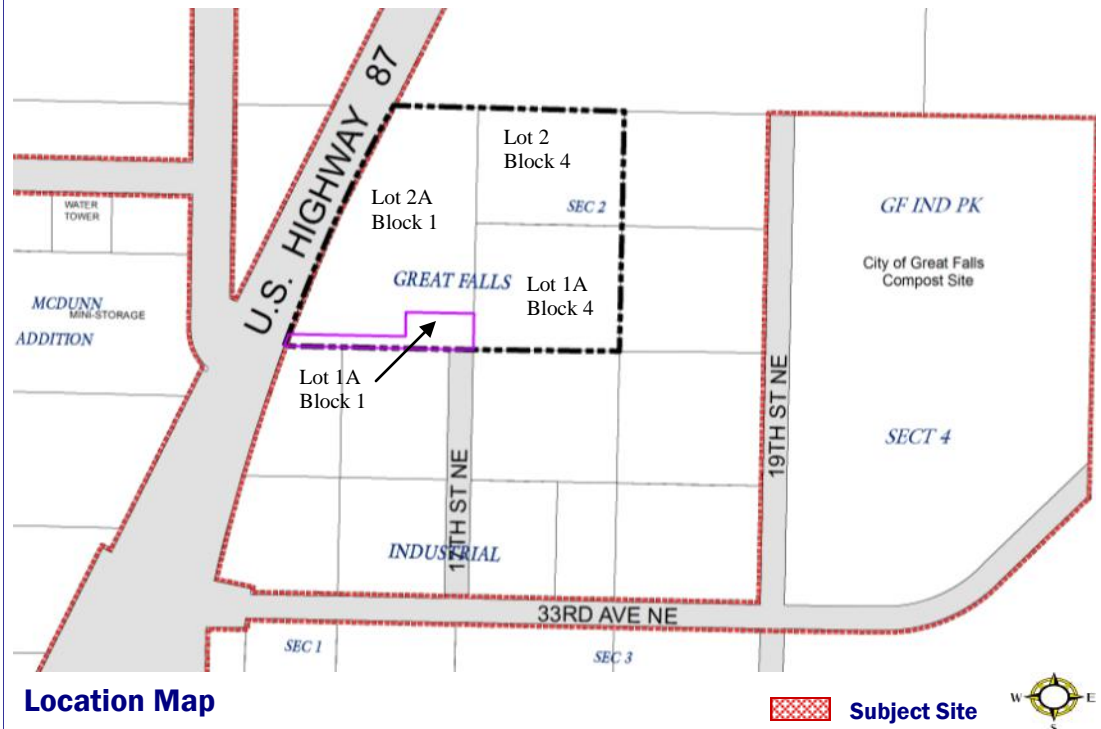
Recommendation

Approval of the request with conditions.

Project Planner

Jana Cooper, RLA

ANNEXATION & ZONING FOR SHUMAKER TRUCKING & EXCAVATING



Summary

Project Description

The subject property is generally located east of US Highway 87, north of the previously vacated 34th Avenue Northeast alignment.

The applicant is requesting annexation and establishment of City zoning of Lot 1A, Block 1, Great Falls Industrial Park Section 2, comprising ±0.5561 acres. City Staff is requesting the Planning Advisory Board make a recommendation to the City Commission to also include lots 2A, Block 1, Lot 1A and Lot 2, Block 4, Great Falls Industrial Park Section 2, consisting of ±9.9 acres, to the request.

Agency Comment

Representatives from the City's Public Works and Fire Departments have been involved in the review process for this application. All comments made by the above parties have been addressed by the client or in the conditions of this report.

Legal Description

Proposed Annexation Area by Application:

Lot 1A, Block 1 of the Amended Plat of Lots 1 and 2, Block 1 and Lots 1 and 4, Block 4 of the Great Falls Industrial Park Section 2 and Lots 3 and 4, Block 5 of the Amended Plat of Lots 3 and 4, Block 5 of the Great Falls Industrial Park Section 2 in the NW 1/4, Section 31, Township 21 North, Range 4 East, P.M.M. Cascade County, Montana. Consisting of ± 0.5561 acres.

Recommended Annexation Area by Staff:

Lot 1A and 2A, Block 1 and Lot 1A and Lot 2, Block 4 of the Amended Plat of Lots 1 and 2, Block 1 and Lots 1 and 4, Block 4 of the Great Falls Industrial Park Section 2 and Lots 3 and 4, Block 5 of the Amended Plat of Lots 3 and 4, Block 5 of the Great Falls Industrial Park Section 2 in the NW 1/4, Section 31, Township 21 North, Range 4 East, P.M.M. Cascade County, Montana. Consisting of ± 9.9 acres.

Existing Conditions

The existing site information for the said property includes:

Existing Use: Contractor Yard, which means a place and/or building, or portion thereof, that is used or is intended to be used by a contractor/builder with one or more of the following: construction material storage, machinery storage or repair, including trucks and heavy equipment, shops, and office space. Shumaker Trucking and Excavating is a Type II Contractor Yard, which means a contractor yard that would be compatible in size and scope with industrial and commercial activities as defined by performance standards herein, describe or as may be adopted (Official Code of the City of Great Falls OCCGF).

Adjacent Land Use: North and east of the subject property is unincorporated vacant land that is also owned by Shumaker Trucking and Excavating, it is zoned County I-2 Heavy Industrial. East of the Shumaker land is the City of Great Falls Compost Site, which is zoned City I-2 Heavy Industrial. South of the subject property are existing industrial operations, which are zoned County I-2 Heavy Industrial. West of the subject property is US Highway 87 and existing mini-storage units, which are zoned County B-2 General Business. See Exhibit A - Vicinity/Zoning Map and Exhibit B - Aerial Photo for the zoning and existing land uses of the surrounding properties.



View Southeast toward Lot 1A, Block 1 and washbay.



View South toward Lot 1A, Block 1 and washbay.



Shumaker Trucking and Excavating office buildings

EXHIBIT A - VICINITY / ZONING MAP

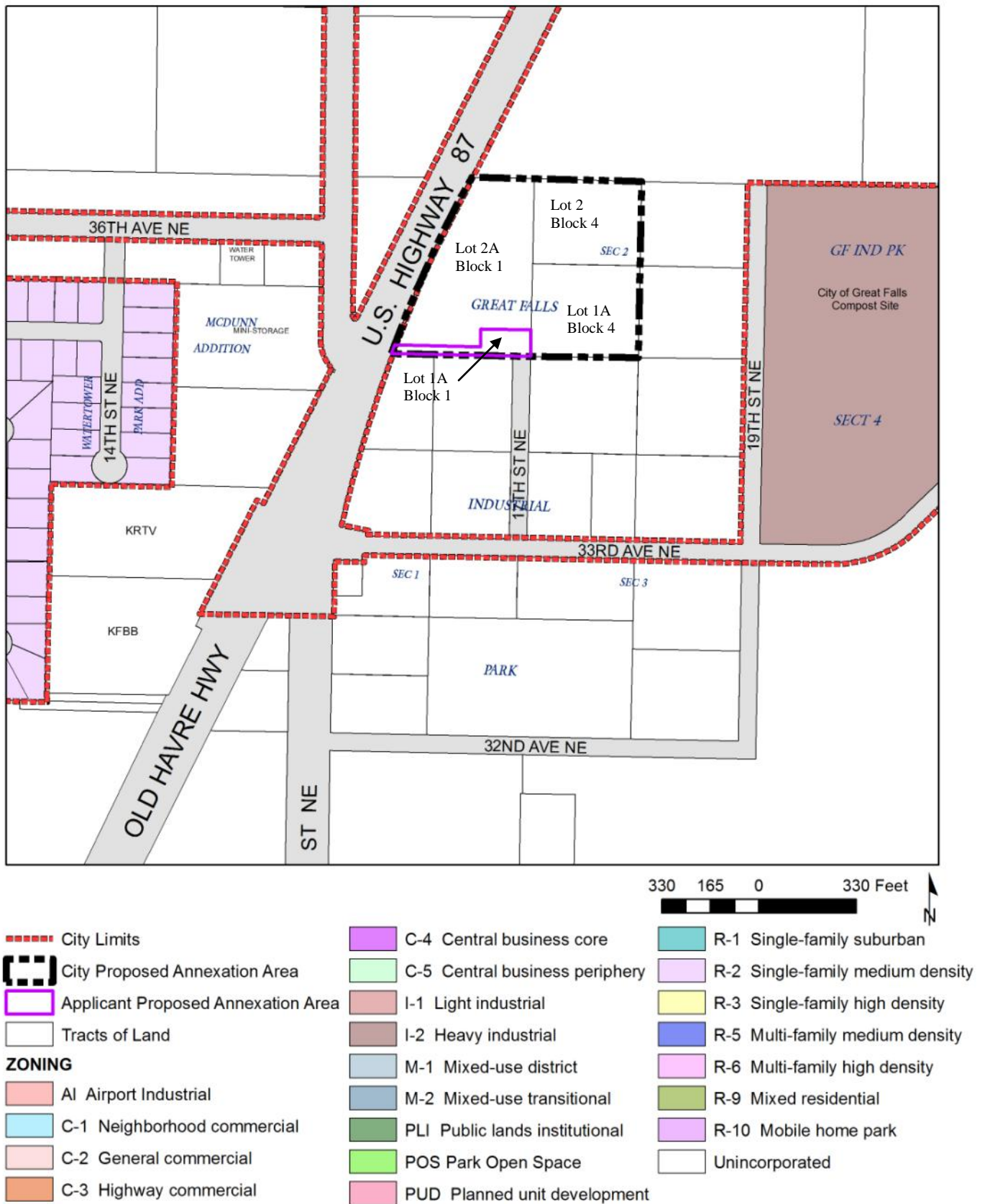
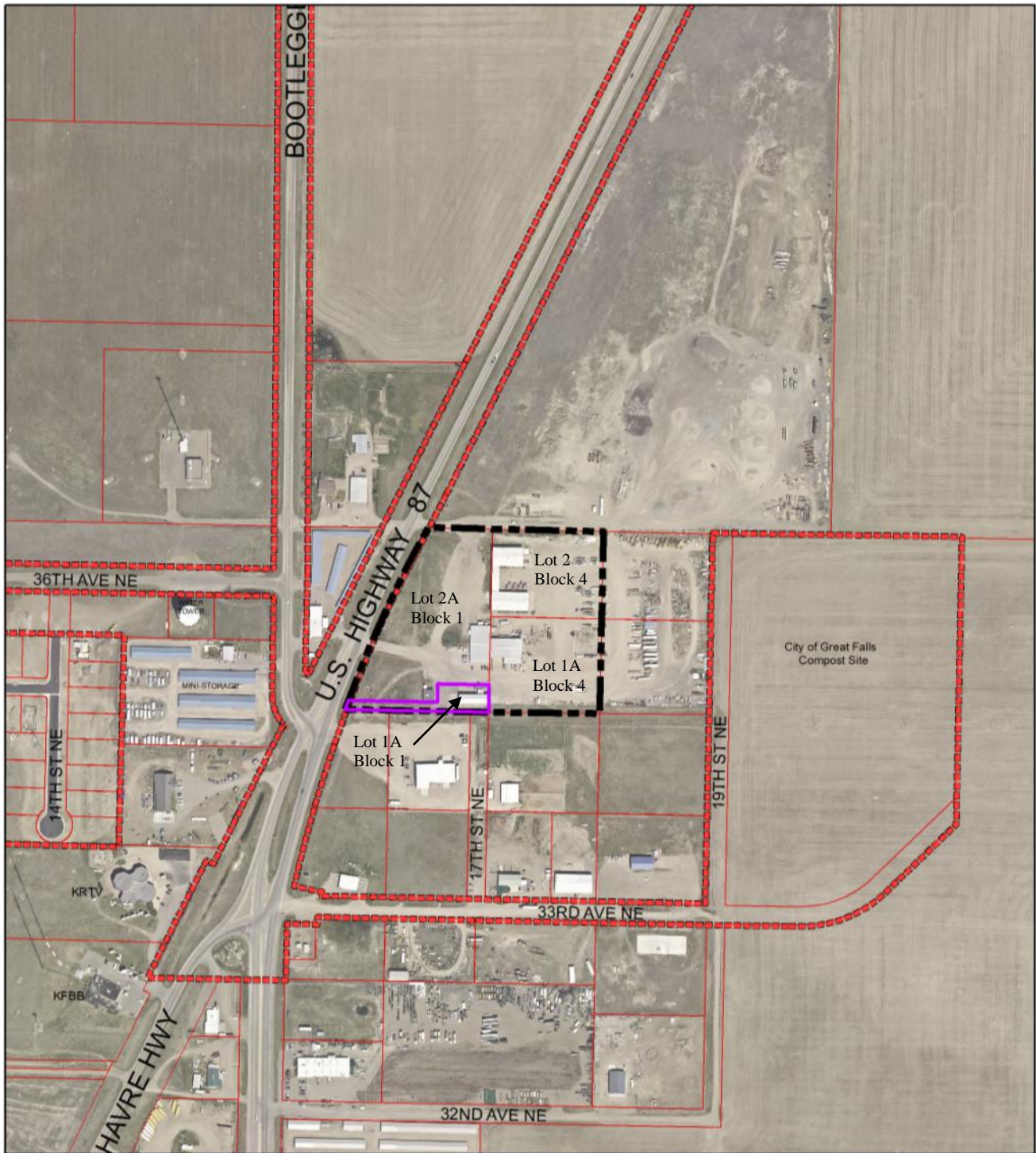






EXHIBIT B - AERIAL PHOTO



Aerial Photo: May, 2009

-  City Proposed Annexation Area
-  Applicant Proposed Annexation Area
-  City Limits
-  Tracts of Land



Annexation Request

The applicant is requesting the City of Great Falls annex Lot 1A, Block 1 of the Great Falls Industrial Park Section 2. The subject property consists of ± 0.5561 acres and contains a washbay, which is connected to City Water and Sewer Services and is used by Shumaker Trucking and Excavating to wash trucks and equipment used for their operations.

City Staff is recommending the Planning Advisory Board and Zoning Commission recommend to the City Commission to include Lot 2A, Block 1, Lot 1A, Block 4 and Lot 2, Block 4, Great Falls Industrial Park Section 2 in the annexation area in addition to the proposed Lot 1A, Block 1.

Official Code of the City of Great Falls, Title 13, Chapter 2, Section 13.2.075 Annexation Requirements:

Property owners of parcels located outside the city limits receiving city water and/or sewer service must consent to annexation into the city of such parcels as a condition of continuation of city water and/or sewer service. Failure of the property owners to consent to such annexation into the city will result in termination of water and/or sewer services to such parcels located outside the city limits.

Section 13.2.080 Private water or sewer systems:

There shall be no physical connection between any private water supply systems and the Great Falls municipal water system on any premises served by the Great Falls municipal water system. Private sewage, disposal systems will not be installed within the municipality of Great Falls.

Title 17, Chapter 24, Section 17.24.110 Lots:

3. Each lot shall abut a public or private street that meets the standards of this Title and provides legal and physical access.

The area which the applicant is proposing to annex (Lot 1A, Block 1) has City Water and Sewer Services provided to it. Based on the preceding Code provisions, Staff concludes this property must be annexed into the City to continue to receive City services.

Annexation of the single parcel, Lot 1A Block 1, does not meet the requirements of the Official Code of the City of Great Falls (OCCGF). The OCCGF stipulates that a lot have legal and physical access from a public

right-of-way. Access to a property through another property which is not within the incorporated limits of the City is not acceptable access. The City has strong concerns regarding the access, public safety, and jurisdictional boundaries specifically with regard to efficient and timely provision of emergency services to Lot 1A Block 1, as outlined in the memorandum from the Fire Department (See Attached Exhibit F – Fire Chief Memorandum)

There is an existing private fire hydrant located on Lot 2A, Block 1 that is connected to the service line for the washbay, which is connected to the City Water main. Per OCCGF 13.2.075, this lot must also be annexed into the City of Great Falls in order for the City to provide service to this hydrant. The existing Shumaker Trucking and Excavation buildings are located in such a manner that existing parcel lines run through the middle of the buildings. Therefore, Lot 2A, Block 1 and Lot 1A and Lot 2, Block 4 must be annexed to be consistent with Code requirements.

Based on the existing utility service to the site, site access and building layout on the site, Staff concludes the applicant should be required to annex Lot 1A, Block 1, Lot 2A, Block 1, which provides the legal access to the washbay site, and Lot 1A, Block 4 and Lot 2, Block 4, which consist of the main office and operations buildings for Shumaker Trucking and Excavating; consisting in all of ± 9.9 acres in total (see attached Exhibit B - Aerial Photo).

Craig Raymond, Building Official, inspected the property on June 30, 2011, including all buildings and facilities in the subject area Staff is recommending for annexation. A list of Code Violations within the existing facilities which need to be addressed by the applicant if the property were annexed into the City is attached (see attached Exhibit H - Inspection Report).

The applicant would have a reasonable amount of time to bring the life-safety issues noted by the Building Official into conformance with code after annexation and the City would work with the applicant to bring any other violations up to Code over an agreed upon amount of time.

Staff's request to annex all four lots is consistent with a policy of logical annexation that benefits the property owner through access to city services while allowing the City to provide services efficiently, expand the tax base and accommodate future growth and development.

History

The applicant received a letter from the Department of Public Works dated November 29, 2004 (see attached Exhibit G - Public Works Letter). The letter states that Dave Dobbs, City Engineer, discussed with Bill Walters, former Senior Planner, the possibility of only annexing a single lot into the City. The Amended Plat that created Lot 1A, Block 1 was not recorded at the Cascade County Clerk and Recorder's Office until March 24, 2008, therefore, the above referenced letter could not have been directly related to Lot 1A, Block 1 because at the time the letter was written this lot did not exist.

The current version of OCCGF was adopted by City Commission in October, 2005; this update had a widespread effect on the policies and practices of the City of Great Falls and included major updates to the Land Development provisions within the Code. In addition, the City passed Ordinance 2930 on February 21, 2006, which adopted the OCCGF 13.2.075 (previously quoted) requiring annexation of parcels located outside the City limits receiving City water and/or sewer service.

The letter written by Mr. Dobbs predates all of these code amendments and the creation of Lot 1A, Block 1; therefore Mr. Shumaker has no vested rights associated with the issuance of this letter with regard to annexing only a portion of his property. When considering annexation of contiguous land, the Planning Advisory Board must consider the Code as it is adopted. Staff recommends the Planning Advisory Board and Zoning Commission carefully consider the implications of annexing the single substandard lot as proposed by the applicant.

Staff concludes that the best course of action for the City is to recommend annexation of all noted parcels in order to provide reasonable emergency services. An alternative to Staff's recommendation to annex all four parcels would be to recommend denial of the annexation request due to the stated emergency response and access deficiencies.

Zoning Analysis

It is proposed that a City zoning classification of I-2 Heavy Industrial district be assigned to the subject property. This district is intended to accommodate those activities associated with processing raw materials

or other activities with potentially significant off-site impacts. Typically, the uses found in this district are not compatible with most types of non-industrial uses. The existing uses on the subject property and the existing County I-2 Heavy Industrial zoning provide the basis for establishing this zoning district on the subject property.

Section 76-2-304 Montana Code Annotated lists criteria and guidelines which must be considered in conjunction with rezoning and establishing municipal zoning on land, including:

- designed in accordance with the growth policy (comprehensive plan);
- will secure safety from fire and other dangers;
- will promote public health, public safety and the general welfare;
- will facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements;
- will provide adequate light and air;
- will consider the effect on motorized and non-motorized transportation systems;
- will promote compatible urban growth;
- will give reasonable consideration to the character of the district;
- gives reasonable consideration to the peculiar suitability for particular uses;
- will conserve the value of buildings; and
- will encourage the most appropriate use of land throughout the municipality.

The proposed zoning of the subject property recognizes and conforms to existing land uses on the subject property to be annexed and will not, without processing of separate applications, result in additional development. The proposed City zoning is consistent with County zoning designations. Therefore, staff concludes the above-cited criteria are substantially met by annexing Lot 1A and 2A, Block 1 and Lot 1A and Lot 2, Block 4, all in the Great Falls Industrial Park Section 2.

Improvements

Street Improvements

Access to the subject property is from US Highway 87, which is a roadway that does not require improvements by the applicant. Internal roadways on the subject property are to be established and maintained by the

owners of the property. The City is not obligated, as a part of this annexation, to bring streets in the subject area to City Code.

Traffic Analysis

The requested annexation and zoning does not include a proposal for any new development; therefore, it is reasonable to assume that there would be no increased traffic demands caused by this request. However, while there is no increase in the amount of proposed traffic due to this application, there is an existing impact to the City street network due to the volume of truck traffic entering and leaving the site. The developer is not currently paying any City street assessments for the use of City streets.

Utilities

City water main exists from US Highway 87 along the southern boundary of Lot 1A, Block 1 to provide water service to the on-site washbay. Upsizing of part of the existing water main will be required. The water main is also used for a private hydrant on Lot 2A, Block 1.

City sewer main exists in the 19th Street Northeast alignment and there is a service line (force main) from 19th Street Northeast west to Lot 1A, Block 1.

If the City Commission ultimately approves annexation of the four lots as recommended by Staff, the applicant would be permitted to extend City services to the other buildings and operations within City limits at Shumaker Trucking and Excavating.

There are no existing storm drain facilities in the area. The applicant would not be required to extend storm drain facilities to the subject property (see attached Exhibit C - Utility Map).

2005 City of Great Falls Growth Policy:

The subject property is in an area experiencing industrial development both within and outside the City limits. Some of the more significant recent developments in the area include the Malt Plant, Montana Milling Company, and North Point Industrial Park, which are situated outside the City but within relative proximity to the subject property.

Goals of the economic element of the Great Falls Growth Policy include:

- Enhance, strengthen, and expand the existing economic base.
- Attract new business and support expansion of existing businesses that tend to raise the median income level.
- Encourage businesses and industries that will utilize existing infrastructure.

Goals of the land use element of the Great Falls Growth Policy include:

- To support and encourage efficient, sustainable development and redevelopment throughout the community.
- To support and encourage a compatible mix of land uses in newly developing areas.

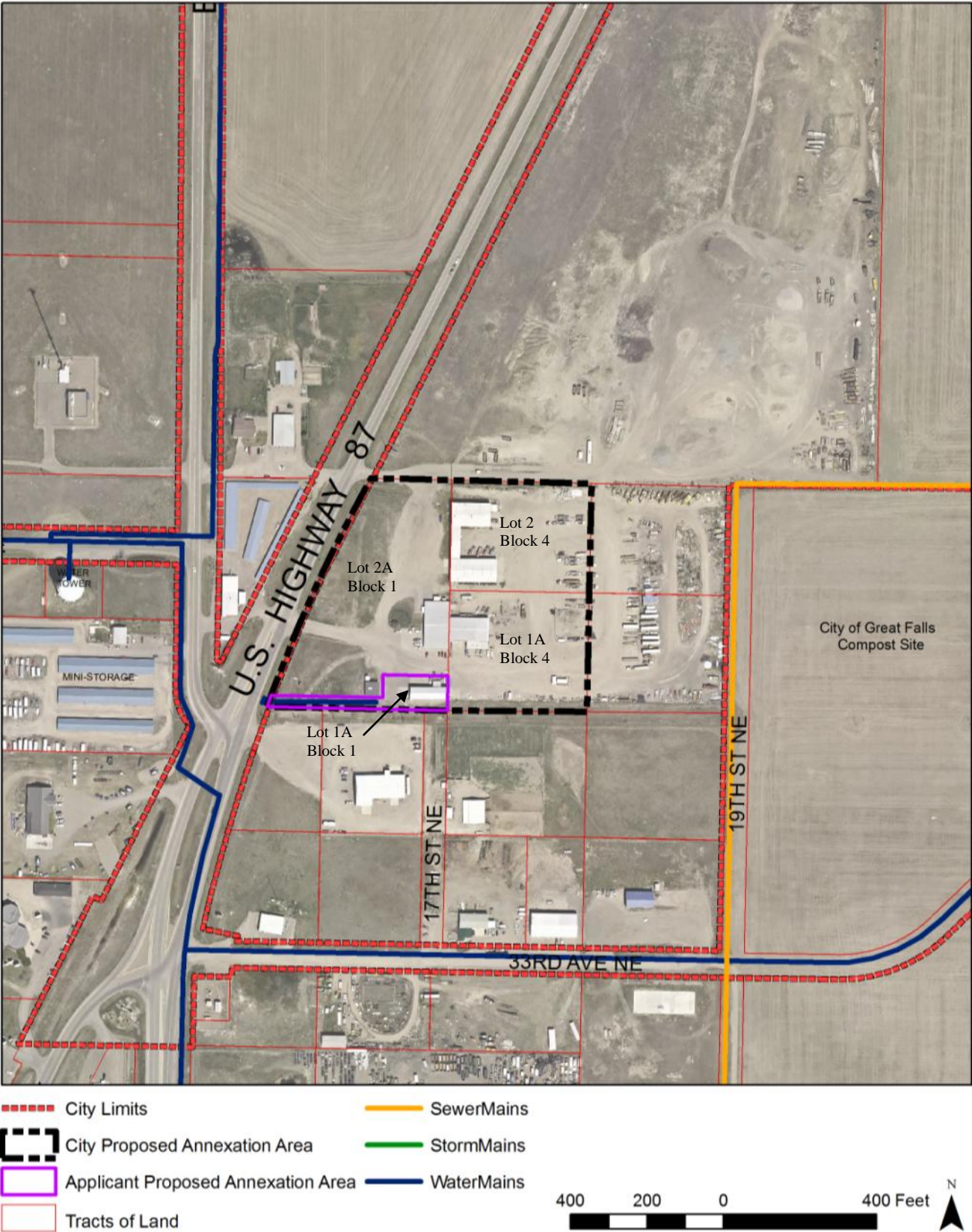
Annexation of the four lots recommended by Staff will enhance health, safety and welfare through application of City Codes and provision of municipal services.

Neighborhood Council Input

Patty Cadwell, Neighborhood and Youth Council Coordinator, provided application information to Council #3 on July 25, 2011. The following comments were received regarding the application.

- Concern for truck traffic entering and exiting on to US Highway 87 from the subject property; the Neighborhood Council suggested a traffic study be completed.
- Concern for the type of contaminants that might flow into the City sewer system from washing trucks, as well as the demand on sewer and water in that area where there are already sewer problems west and south of the subject property on 36th Street NE
- Concern for only annexing Lot 1A, Block 1. The concern was regarding access issues and questioning the benefit to the City to annex such a small portion of the property owned by Shumaker Trucking and Excavating. Comment stating they were in support of the annexation because it will add to the tax base for the City.

EXHIBIT C - UTILITY MAP



Recommendation

The Planning Advisory Board has the responsibility to review and make recommendations on annexations and subdivisions. The Zoning Commission has the responsibility to review and make recommendations on zoning requests. As such, each of the two recommendations presented below are to be considered and acted upon separately by the specified Board or Commission:

Recommendation I:

It is recommended that the Planning Advisory Board recommend the City Commission approve the annexation of Lot 1A and 2A, Block 1 and Lot 1A and Lot 2, Block 4 of the Amended Plat of Lots 1 and 2, Block 1 and Lots 1 and 4, Block 4 of the Great Falls Industrial Park Section 2 and Lots 3 and 4, Block 5 of the Amended Plat of Lots 3 and 4, Block 5 of the Great Falls Industrial Park Section 2 in the NW 1/4, Section 31, Township 21 North, Range 4 East, P.M.M. Cascade County, Montana, subject to compliance to the Conditions listed in the Staff Report and subject to the Zoning Commission adopting Recommendation II (below).

Or:

It is recommended that the Planning Advisory Board recommend the City Commission approve the annexation of Lot 1A, Block 1 of the Amended Plat of Lots 1 and 2, Block 1 and Lots 1 and 4, Block 4 of the Great Falls Industrial Park Section 2 and Lots 3 and 4, Block 5 of the Amended Plat of Lots 3 and 4, Block 5 of the Great Falls Industrial Park Section 2 in the NW 1/4, Section 31, Township 21 North, Range 4 East, P.M.M. Cascade County, Montana, subject to compliance to the Conditions listed in the Staff Report and subject to the Zoning Commission adopting Recommendation II (below).

Or:

It is recommended that the Planning Advisory Board recommend the City Commission deny the annexation of Lot 1A, Block 1 of the Amended Plat of Lots 1 and 2, Block 1 and Lots 1 and 4, Block 4 of the Great Falls Industrial Park Section 2 and Lots 3 and 4, Block 5 of the Amended Plat of Lots 3 and 4, Block 5 of the Great Falls Industrial Park Section 2 in the NW 1/4, Section 31, Township 21 North, Range 4 East, P.M.M. Cascade County, Montana.

Recommendation II:

(Only acted upon if the Planning Advisory Board Recommends Approval of Recommendation I):

It is recommended that the Zoning Commission recommend the City Commission approve establishing City zoning classification of I-2 Heavy Industrial district to Lot 1A and 2A, Block 1 and Lot 1A and Lot 2, Block 4 of the Amended Plat of Lots 1 and 2, Block 1 and Lots 1 and 4, Block 4 of the Great Falls Industrial Park Section 2 and Lots 3 and 4, Block 5 of the Amended Plat of Lots 3 and 4, Block 5 of the Great Falls Industrial Park Section 2 in the NW 1/4, Section 31, Township 21 North, Range 4 East, P.M.M. Cascade County, Montana based on current County zoning and current land-use upon said property, subject to the Planning Advisory Board adopting Recommendation I (above).

Or:

It is recommended that the Zoning Commission recommend the City Commission approve establishing City zoning classification of I-2 Heavy Industrial district to Lot 1A, Block 1 of the Amended Plat of Lots 1 and 2, Block 1 and Lots 1 and 4, Block 4 of the Great Falls Industrial Park Section 2 and Lots 3 and 4, Block 5 of the Amended Plat of Lots 3 and 4, Block 5 of the Great Falls Industrial Park Section 2 in the NW 1/4, Section 31, Township 21 North, Range 4 East, P.M.M. Cascade County, Montana based on current County zoning and current land-use upon said property, subject to the Planning Advisory Board adopting Recommendation I (above).

Conditions of Approval

1. All life-safety issues noted by the Building Official shall come into compliance with City Code within 6 months of the date of annexation.
2. The final engineering drawings, specifications and as-builts for the existing water and sewer mains servicing the subject property shall be submitted to City Public Works Department for review and approval within 120 days of annexation and applicant agrees to correct any deficiencies and shall incorporate any corrections of errors and omissions noted by staff.
3. An Annexation Agreement shall be prepared containing terms and conditions for additional development on the subject property.

Next Steps

1. The Planning Advisory Board and Zoning Commission recommendation will be presented to the City Commission.
2. City Commission will approve or deny the Annexation and Rezoning.
3. If approved, the applicant will submit any required documents for review and then file the required documents with the Cascade County Clerk and Recorder's Office.

Cc: Jim Rearden, Public Works Director

Dave Dobbs, City Engineer

Patty Cadwell, Neighborhood & Youth Council Coordinator

Fire Chief Randall McCamley

Eugene Shumaker, Shumaker Trucking and Excavating, PO Box 1279, Great Falls, MT 59403

Joe Aline, joe@Shumakert-e.com

Spencer Woith, Woith Engineering , 1725 41st Street South, Great Falls, MT 59405

EXHIBIT D - APPLICATION



P. O. Box 5021, 59403-5021

Planning Department

DEVELOPMENT REVIEW APPLICATION

Name of Project/Development: See AttachedOwner(s): Eugene ShumakerMailing Address: PO Box 1279, Great Falls MT 59403Phone: (406) 727-3637 FAX: (406) 727-9995

E-mail: _____

Agent(s): Woith Engineering Inc.Mailing Address: 1725 41st Street South, Great Falls MT 59405Phone: (406) 761-1955 FAX: (406) 761-1546E-mail: spencerwoith@woithengineering.comLegal Description: See AttachedSection: 31 Township: 21N Range: 4EStreet Address: 3501 Havre Highway, Great Falls MT 59404Zoning: Current: Heavy Industrial Proposed: I-2Land Use: Current: Construction Yard Proposed: Construction YardCovenants or Deed Restriction on Property: Yes ☐ No ☒
(If yes, please attach to application)

Application Type (please check all that apply):

- ☐ Subdivision Preliminary Plat-\$800 ☒ Annexation-\$400
☐ Subdivision Minor Plat-\$600 ☐ Zoning Map Amendment-\$700
☐ Conditional Use Permit-\$700 ☐ Subdivision Final Plat-\$300
☒ Establishment of Zoning with Annexation-\$700

I (We) the undersigned understand that the filing fee accompanying this application is not refundable. I (We) further understand that the fee pays for the cost of processing, and the fee does not constitute a payment for approval of the application.
 I (We) also attest that the above information is true and correct to the best of my (our) knowledge.

Property Owner's Signature: [Signature] Date: April 5, 2011

Property Owner's Signature: _____ Date: _____

EXHIBIT F - FIRE CHIEF LETTER



GREAT FALLS FIRE RESCUE

105 9th Street South
Great Falls, MT 59401

Phone: 406-727-8070
Fax: 406-454-2454

July 8, 2011

To: Planning Director Mike Haynes

From: Fire Chief Randall McCamley

Re: Shumaker Wash bay Annexation

Thank you for the opportunity of reviewing the proposed annexation of the Shumaker property. While the Fire Department is generally in support of economic development projects, we feel it's important to go on the record with our concerns regarding public safety, access and jurisdictional boundaries. Based on the location of this project in relation to current fire station distribution, it is important the project developers and prospective occupants have a clear understanding of the fire department service delivery. Due to the distance of the proposed development to the closest city fire station, we have determined the travel time to be approximately 5 minutes or greater. This emergency response travel time is calculated by using a generally accepted emergency response time formula and historical response time data when available.

The National Fire Protection Agency (NFPA) 1710 5.2.4.1.1 *"The fire department's fire suppression resources shall be deployed to provide for the arrival of an engine company within 240-second travel time to 90 percent of the incidents as established in Chapter 4."*

Another concern of the property in question is the responding services jurisdictional responsibilities. Great Falls Fire Rescue does not have authority in the counties (i.e. volunteer fire departments) jurisdiction. There is a potential for error in dispatching and responding to properties "in and out" of City jurisdiction with the same address and could jeopardize public safety.

The last concern of Great Falls Fire Rescue is the fact that there is no direct access to the wash bay property without crossing adjoining property that may be owned by different owners other than those owning the Shumaker wash bay.

Based on the travel distances and the corresponding travel time, the possible access issues and the problem with jurisdictional boundaries the fire department is concerned with meeting the community's emergency performance outcomes.

Respectfully submitted,

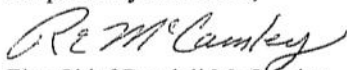

Fire Chief Randall McCamley

EXHIBIT G - PUBLIC WORKS LETTER



P.O. Box 5021, 59403-5021

November 29, 2004

Mr. Joe Aline
Shumaker Trucking & Excavating
Vv
Great Falls, MT

Re: Force Main in 19th Street NE

Dear Joe:

As a follow up to our recent conversations, you are approved to use the 4 inch SDR-26 pvc pipe for your private force main in 19th Street NE. It will be installed along with the force main that will serve the Ag Park / IMC malting plant. It is my understanding that you have an agreement with COP to take care of installing the main.

A few items are also important.★The City's inspector for the Ag Park force main will also inspect your main at no charge. This will help with quality control. Since this is fairly light pipe, proper bedding and trench compaction will be critical. The location relative to the 18 inch force main should also be consistent. The private main will be incorporated into the asbuilt drawings for future reference. When you annex and hook up, keep in mind that the lift pump selected will need to keep the wastewater moving at least 2 feet per second, so that solids do not settle, accumulate, and plug the line. There might also be some plumbing code requirements.★

Regarding annexation, I checked with Bill Walters on some of your questions. He relays that individual lots can be annexed rather than your entire site. The key is that the area needing utility service needs to be annexed. On the question of water service using the 4 inch poly pipe that serves the IMC site, the key questions will be, can fire flow be provided and can the line be incorporated into the overall City system. Given the relatively low water pressure in the area, it is unlikely that the 4 inch line can provide required fire flows. Keeping adequate fire flows and hydrant coverage at all annexed locations is needed to retaining the City's excellent fire insurance rating.

Most other annexation procedures are similar to what you have seen in Skyline Heights. Please feel free to contact me if there are any questions.

Sincerely,

A handwritten signature in cursive script that reads "Dave Dobbs".

David W. Dobbs, P.E.
City Engineer

cc. ✓Kurt Depner, Project Manager
✓O. F. 1348.1

EXHIBIT H - INSPECTION REPORT

Planning & Community Development



P.O. Box 5021 Great Falls, MT 59403

Pre-Annexation Inspection Results- Shumaker Trucking

Wash Bay Building

Significant Life Safety Issues:

- NEED COMB. AIR IN MECHANICAL ROOM FOR UNVENTED ROOM HEATER
- NEED LISTED BACKFLOW PROTECTION ON CHEMICAL DRUMS (This must be addressed immediately regardless of annexation disposition- significant risk to City water supply)
- NEED VENT DAMPER LINKED TO HOTSEY OPERATION
- NEED BACKFLOW ON HOSE BIBS IN TRUCK BAY
- NEED SLEEVE ON OIL LINE THUR STEEL WALL FINISH

Code Violations- Not necessarily Immediate Hazards

- NEED HOTSY CLEANER ANCHORED TO FLOOR
- NEED VENTILATION AND EXHAUST AND CO2 DETECTION IN TRUCK BAY (Assumed that bay doors tend to remain open during occupancy/operation)
- NEED SAND /OIL INTERSEPTOR
- NEED TO RAISE RETURN OPENING 18 INCHES OFF FLOOR IN TRUCK BAY
- NEED BATH ROOM EXHAUST

West Garage

Significant Life Safety Issues:

- NEED VENT CLEARANCE
- NEED COMBUSTION AIR
- VENT NEEDS TO BE RAISED ON UNIT HEATER
- NEEDS VENTILATION AIR AND CO2 EXHAUST

Main Office/Shop

Significant Life Safety Issues:

- NEED EXHAUST HOOD/VENTILATION AT TESTING OVEN
- NEED HANGERS ON GAS PIPING
- NEED VENT CLEARANCE ON OIL FIRED UNIT HEATERS
- NEED COMBUSTION AIR

Truck Shop

Significant Life Safety Issues:

- NEED VENTILATION AND CO2 EXHAUST

Code Violations- Not necessarily Immediate Hazards

- NEED WELDING EXHAUST
- NEED BATHROOM EXHAUST

EXHIBIT H - INSPECTION REPORT (CONTINUED)

Fabrication Shop

- NEED VENTILATION AND CO2 EXHAUST

Code Violations- Not necessarily Immediate Hazards

- NEED WELDING EXHAUST

Fuel Dispensing Station

Significant Life Safety Issues:

- BROKEN CONDUIT AND SEAL OFFS
- IMPROPER FUEL PIPING?
- NO EMERGENCY SHUT-OFF

General Electrical Issues Throughout Facilities

- SEVERAL ELECTRICAL OUTLETS SHOULD BE CHANGED TO GFCI OUTLETS IN SPECIFIC LOCATIONS AS REQUIRED BY CODE
- SOME J-BOXES ARE MISSING COVERS
- SOME ELECTRICAL PANELS DO NOT HAVE REQUIRED CLEARANCE
- OFFICE SHOULD HAVE EMERGENCY LIGHTING AND EGRESS/EXIT LIGHTS