



**UNIFORM CITATION
Code Enforcement**

8100 Ewing Blvd, Florence, KY
859-647-5416
www.florence-ky.gov

LOCATION OF VIOLATION Pinelake Apartments 101 Pinehurst
NAME Intergroup Pinelake Inc
MAILING ADDRESS PO Box 961009 Fort Worth, TX 76161-0009

DEPARTMENT Fire/EMS
DATE ISSUED 10/26/2021
VIOLATION DATE 9/23/2021

CITATION NUMBER RC-2021-06
TIME ISSUED 1000
VIOLATION TIME 1000

Total due balances are not carried forward. If you receive two or more citations, balance is due for EACH citation.

ORDINANCE NO.	VIOLATION TYPE	CIVIL FINE PER VIOLATION
1	O-22-14 NFPA 1 14.8.3.3	1 Means of Egress
2	O-22-14 NFPA 1 14.5.4	2 Self Closing Devices
3	O-22-14 NFPA 1 14.5.4.1	3 Manual Hold Devices
4	O-22-14 NFPA 1 14.5.4.1	4 Door Hardware
5	O-22-14 NFPA 1 13.1.7	5 Smoke Detectors
6	O-22-14 NFPA 1 11.1.2	6 Electrical Fire Safety
7	O-22-14 NFPA 1 11.1.3	7 Electrical Fire Safety
8	O-22-14 NFPA 1 12.3.3.1	8 Housekeeping and Storage
9	O-22-14 NFPA 1 10.11.6.1	9 Housekeeping and Storage
10	O-22-14 NFPA 1 66.1.1	10 Housekeeping and Storage
11	O-22-14 NFPA 1 34.4.2.4	11 Utilities
12	O-11-03 Section 108.1.3	12 Unsafe Structures
TOTAL DUE FOR THIS CITATION		\$600.00

DESCRIPTION OF VIOLATION(S) \$600.00

See attached inspection report for a detailed explanation of the violations.

OFFICIAL'S SIGNATURE 	OFFICIAL'S NAME Randy Childress	PHONE # (859) 647-5660
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CITATION SERVICE TYPE	CITATION ACCEPTED BY:	DELIVERY COMMENTS:
<input type="checkbox"/> Personal Service To Alleged Violator		
<input type="checkbox"/> Copy To Person 18+ Years Of Age		
<input checked="" type="checkbox"/> Posted on Premises & Copy Mailed		

Maximum civil fine that may be imposed per violation if this citation is contested: \$500.00

This citation represents a determination that a violation has been committed. You must respond to this citation within **seven (7) days of the date issued** by either paying the civil fine set forth in the citation, or requesting, in writing, a hearing to contest the citation. If you fail to pay the civil fine set forth in the citation or contest the citation, within the time allowed, you are deemed to have waived the right to a hearing before the code enforcement board to contest the citation and the determination that a violation was committed shall be final, and you are also deemed to have waived the right to appeal the final order to Boone County District Court. This citation must accompany payment and should be paid in person or by mail to the City of Florence Finance Department, 8100 Ewing Boulevard, Florence, KY 41042. Office hours are 8:30 a.m.-5 p.m., Monday-Friday. Business phone (859) 647-5413.

CONTESTING THE CITATION

A written request for a hearing to contest the citation must be made **within seven (7) days of the date issued**. Such request for hearing shall be filed in the office of the Florence City Clerk, 8100 Ewing Boulevard, Florence, KY 41042. Office hours are 8:30 a.m.-5 p.m., Monday-Friday. Business phone (859) 647-8177. An appeal from the Code Enforcement Board's determination may be made to the Boone County District Court within thirty (30) days of the determination provided you did not fail to appear. Failure to appear waives the right to appeal the final order to Boone County District Court.



Florence Fire-EMS

Occupancy: **PINE LAKE APTS**
Occupancy ID: **PINEHURST-101**
Address: **101 PINEHURST DR Building #101 Apt/Suite #1**
FLORENCE KY 41042

Inspection Type: **Reinspection**

Inspection Date: **9/23/2021**

By: **CHILDRESS, RANDY (0000-7946/1032330)**

Time In: **13:42**

Time Out: **15:00**

Form: General Inspection

Authorized Date: **10/04/2021**

By: **CHILDRESS, RANDY (0000-7946/1032330)**

Inspection Description:

This form should be used for general inspections, re-inspections, occupational license and certificate of occupancy inspections.

Inspection Topics:

Compliance

Is this occupancy compliant?

This occupancy currently has no violations observed under the Kentucky "Standards of Safety" NFPA 1 and NFPA 101 2012 Edition.

Status: FAIL

Notes: The entire complex is in violation at the time of inspection. Please see the attached letter for further details of the violations and required corrections.

Exits

Are corridors and aisles of the exit pathway clear of obstructions?

Ensure exit pathways are clear of obstructions 2012 NFPA 1 14.8.3.3

Status: FAIL

Notes: Several of the landings throughout the complex have storage on the landings that will impede the egress path from the apartments.

Are manual hold open devices being used?

Discontinue use of manual hold open devices per 2012 NFPA 1 14.5.4.1

Status: FAIL

Notes: Several of the laundry room doors are using manual hold open devices.

Are self closing devices working correctly?

Ensure self closing devices are in proper working order. 2012 NFPA 1 14.2

Status: FAIL

Notes: Laundry room doors are in need of closers> Several of the closer on the laundry rooms are not functional or missing.

Are exit doors and hardware operating correctly?

Well maintained exit doors and panic hardware provide safe and easy egress from a building. 2012 NFPA 1 14.4.1

Status: FAIL

Notes: 7953 Dixie Highway is missing door hardware

Fire Alarm System

Are smoke detectors present in required locations?

Install smoke detectors where required. 2012 NFPA 1 13.1.7

Status: FAIL

Notes: Smoke detectors are installed under an overhang above the electric panel. Smoke detection should be installed on the ceiling within 12 inches of the wall or on the wall within 4 inches of the ceiling.

Housekeeping and Storage

Are there holes in walls, floors, doors and/or ceilings?

Seal holes in doors, floors, walls and/or ceilings with materials equal to existing materials. 2012 NFPA 1 12.3.3.1

Status: FAIL

Notes: There are holes in the ceilings of the breezeways, ceilings of the laundry rooms, walls of the laundry rooms and inside the storage units.

110 Pinehurst: The exterior wall has a large section of brick missing on the first floor.

Are grills being stored or utilized in multi-family buildings?

Grills shall not be used or stored in any balcony, deck, or other area within 10 ft of a multi-family structure. 2012 NFPA 10.11.6.1

Status: FAIL

Notes: Grills are being stored on the landings of the stairwells.

Are flammable liquids properly stored?

Storage of flammable liquids shall be in an approved container and/or cabinet. 2012 NFPA 1 66.1.1

Status: FAIL

Notes: 125 Pinehurst: Open flame devices with flammable liquids are being stored and/or utilized at the 3rd floor landing

110 Pinehurst: Flammable liquids container is being stored on the 2nd floor landing.

Electrical

Is there any open or spliced wiring?

Any open or spliced wiring shall be correctly connected or capped and placed in an approved electrical box. 2012 NFPA 1 11.1.2

Status: FAIL

Notes: Open and spliced wiring is found throughout the complex at the light fixtures, outlet boxes, heating devices, timers, outlet boxes and conduit.

Is wiring properly installed and protected?

Wiring shall be installed per electrical code and protected from damage. 2012 NFPA 1 11.1.3

Status: FAIL

Notes: 101 Pinehurst: Wiring conduit is installed through the dryer vent

Are covers in place for junction boxes, outlets, and breaker/fuse panels?

Install covers on any open junction boxes, outlets, or breaker/fuse panels. 2012 NFPA 1 11.1.2

Status: FAIL

Notes: Outlet boxes are missing covers and/or replacement light fixtures.

Misc Violations

Other code or safety violations found?

See Notes

Status: FAIL

Notes: Siding:

Siding throughout the complex is in poor condition. Shingles are missing, holes and rot are evident.

Railings:

Railings through out the complex are in poor conditions. Wood rails are in need of paint, show signs of rot and holes

Steps

Steps throughout the complex are in poor condition or have been installed contrary to the building code: Tread depth varies from step to step, rise height varies from step to step; anchoring of the steps have signs of instability; steps themselves are cracked and missing large portions

Landings:

Landings are in poor condition. The landing surface has spalling across the entire surface; the support pans are rusted and have bubbling paint; support i-beams are rusted; support anchors in brick are showing signs of deterioration and instability

Garbage-Debris:

All dumpsters are full and the surrounding enclosures have piles of open garbage and discarded furniture. A full size construction dumpster sits in the parking lot and is also overflowing with garbage.

Roof-Gutter-Soffit:

The gutters in multiple buildings are leaking, missing sections, using unapproved hangers or have holes. The soffits in multiple buildings are missing, have holes, show signs of rot, are in danger of falling and are in need paint. Plastic is being used as roofing protection on Building 102 Pinehurst.

Mold-Mildew-Leaks

Black mold and mildew are found in areas of multiple laundry rooms. Leaking pipes and drains are also found across all laundry rooms.

Utilities

Does heating equipment have 36 inch clearance?

Maintain 36 inches of clearance around all heating equipment. 2012 NFPA 1 34.4.2.4

Status: FAIL

Notes: Hot water heaters do not have 36 inches of clearance from the washing machines

Is venting obstructed on fuel heating equipment?

All vents shall be clear of obstructions on fuel heating equipment. 2012 NFPA 1 11.5.4

Status: FAIL

Notes: Heaters in the laundry room are missing or have displaced vent pipes.

Additional Time Spent on Inspection:

Category

Start Date / Time

End Date / Time

Notes: No Additional time recorded

Total Additional Time: 0 minutes

Inspection Time: 78 minutes

Total Time: 78 minutes

Summary:

Overall Result: Sent to Code Enforcement Board

Inspector Notes:

Closing Notes:

Florence Fire/EMS has completed a life safety/fire inspection of your facility. If violations were noted then these conditions are contrary to law and must be corrected upon receipt of this notice. A date will be scheduled to re-inspect the noted violations. If no violations were noted then no further action is necessary. Thank you for your cooperation. If you have further questions or comments please contact the Florence Fire/EMS Fire Marshal at 859-647-5660.

Inspector:

Name: CHILDRESS, RANDY
Rank: BC
Email(s): Randy.Childress@florence-ky.gov

Signature

*Date***Representative Signature:**

Signature

Date