



## City of Florence

250 Hwy 101, Florence, OR 97439  
[www.ci.florence.or.us](http://www.ci.florence.or.us)

July 17, 2025  
Reinard Pollmann  
1845 HWY 126  
Florence, OR 97439

RE: Abatement of Dangerous Building, Florence Business Center located at 1525 12<sup>th</sup> Street in Florence. Also known as Tax lot 18-12-27-10-00600

Dear Mr. Pollmann:

You are the person in charge of the Florence Business Center building referenced above ("Building"). This letter serves as official notice and an order to correct. As detailed below, the Building is a "Dangerous Building" pursuant to Florence City Code Chapter 4-5. You are ordered to vacate the Building of all businesses and occupants within thirty-two (32) days from the date of this letter, unless the required repairs are made to the Building and its equipment and the repairs are inspected and approved. This notice and order are based upon the findings made below.

### **DANGEROUS CONDITION**

As the Building Official for the City of Florence, I find that the Building is a dangerous building under FCC 4-5-2-3 because it exists and is maintained in violation of applicable building regulations as detailed below. In addition, the Building condition is maintained and used in violation of applicable fire code regulations as detailed below. Last, the Building contains a combination of unsafe conditions that could endanger other neighboring properties or the occupants of the Building.

### ***2022 Oregon Structural Specialty Code***

The Building is a "Dangerous Building" because it fails to meet the following provisions of the Structural Specialty Code:

*3401.3.4 Change of occupancy. A building shall not be used or occupied in whole or in part, and a change of occupancy of a building or portion thereof shall not be made until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other laws. Discontinued use of a legal occupancy, in accordance with Section 3401.3.3, shall not require issuance of a new certificate of occupancy upon continuation of the use. See Chapter 1 for certificate of occupancy requirements.*

*3401.4 Correction of violations of other codes. Repairs or alterations mandated by any property, housing or fire safety maintenance code, or mandated by any licensure rule adopted pursuant to law, and outside*

**Public Works**  
2675 Kingwood St.  
(541) 997-4106

**City Manager /  
City Recorder**  
250 Highway 101  
(541) 997-3437

**Community Development:  
Planning & Building**  
250 Highway 101  
(541) 997-8237

**Finance /  
Utility Billing**  
250 Highway 101  
(541) 997-3436

**Justice Center**  
900 Greenwood St.  
(541) 997-3515

**Florence Events Center**  
715 Quince St.  
(541) 997-1994



*the scope and authority of the state building code, shall conform only to the requirements of that code, rule, ordinance or licensure, and shall not be required to conform to this chapter unless the code requiring such repair or alteration so provides. Repairs and alterations shall require a permit where specified by this code. Nothing in this code limits a local municipality's ability to require application of its own ordinances, or to enforce its own ordinances unless preempted.*

### **2022 Oregon Fire Code**

The Building is a "Dangerous Building" because it fails to meet the provisions of the Fire Code as detailed in the September 18, 2024 Fire Marshal inspection report and follow-up inspection from Umpqua Valley Fire Services dated October 28, 2024. These reports are enclosed, and include 2022 Oregon Fire Code Chapter 9 Fire Protection and Life Safety Systems 901.7- "Systems out of service". I find that the violations cited in these reports are continuing and have not been remedied.

### **Unsafe Conditions**

It is apparent that the Building, a commercial structure, is being used for residential uses. As a result of the Structural Specialty Code violations together with the ongoing Fire Code violations, I find that the Building is unsafe for human occupancy. These unsafe conditions are manifested by the following dangers: 1) the Building fails to satisfy the 2023 Oregon Residential Specialty Code obligation that every sleeping room shall have not less than one operable emergency escape opening meeting the minimum size and dimensions of R310.1; 2) the Building fails to satisfy the requirement that smoke alarms shall be installed in each sleeping area, and other areas as required by R314.3; 3) the Building fails to satisfy the obligation that interior spaces intended for human occupancy shall be provided with heating systems per 1203.1 2022 OSSC; and 4) the Building fails to provide each tenant with ready access to overcurrent devices (circuit breakers) per 2023 NEC 240.24(B). Together these unsafe conditions create a risk to human safety and create a risk to neighboring properties due to the risk of spreading fire.

### **REQUIRED REMEDY**

Within thirty-two (32) days of this notice, you are required to remedy the building code and fire code violations noted above. If all violations are not fully remedied within thirty-two days, the Building must be vacated by August 18, 2025. Once your work is complete, the Building must be inspected and pass all inspections before occupancy can continue. Until the Building passes inspections, occupancy is not permitted.

Failure to remedy the violations herein subjects you to penalties under FCC Chapter 4-5 and under the Oregon Structural Specialty Code as set out in Section 109.4 and ORS 455.895.

### **IMMEDIATE NECESSARY NEXT STEPS**

To be clear, in order to occupy or use the Building, it MUST be brought into compliance with the 2022 Oregon Fire Code and 2022 Oregon Structural Specialty Code for the intended uses. Compliance consists of completing and receiving a "passing" inspection on all work covered under a change of occupancy permit and the fire and life safety violation report. Prior to commencement of any work related to a change of use occupancy permit and fire and life safety violation report,

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application and plans shall be submitted, reviewed for compliance and approved by the City of Florence. To proceed with making the Building compliant submit a change of occupancy application, with the associated plans, to the Florence Building Department.

#### **APPEAL**

Pursuant to FCC 4-5-5, you have a right to appeal this “notice and order” to the Florence City Council. Any person having any record title or legal interest in the Building may appeal from the notice and order to the Council, provided the appeal is made in writing as provided in FCC Chapter 4-5 and filed with the Building Official within 30 (thirty) days from the date this notice and order.

#### **NOTICE**

This letter is being served on you via certified mail and also directly via the Florence Police Department. This notice is also being posted on the Building.

Thank you for your cooperation in this matter.

Yours in Building Safety,




Dave Mortier,  
Building Official, CBO



Erin Reynolds,  
City Manager,

#### **Enclosures:**

Fire Marshal inspection report, September 18, 2024  
Umpqua Valley Fire Services report, October 28, 2024  
Florence City Code Title 4 Chapter 5



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TITLE 4  
CHAPTER 5

**ABATEMENT OF DANGEROUS BUILDINGS**

**SECTION:**

- 4-5-1: Purpose
- 4-5-2: Definitions
- 4-5-3: Enforcement
- 4-5-4: Notices & orders of Building Official
- 4-5-5: Appeal
- 4-5-6: Review by Council
- 4-5-7: Abatement by City
- 4-5-8: Assessment
- 4-5-9: Penalties

**4-5-1: PURPOSE:** It is the purpose of this code to provide an equitable and practicable method, to be cumulative with and in addition to, any other remedy provided by law, whereby buildings or structures which from any cause endanger the life, health, property, safety or welfare of the general public or their occupants may be required to be repaired, vacated or demolished.

The provisions of this code shall apply to all dangerous buildings, as herein defined, which are now in existence or which may hereafter become dangerous in this jurisdiction.

**4-5-2: DEFINITIONS:**

**DANGEROUS BUILDINGS**

For the purpose of this code, any building or structure which has any or all of the conditions or defects hereinafter described shall be deemed to be a dangerous building, provided that such conditions or defects exist to the extent that the life, health, property or safety of the public or its occupants are endangered:

1. Any building or structure, exclusive of the foundation, that shows 33% or more damage or deterioration of its supporting member or members, or 50% damage or deterioration of its nonsupporting members, exterior walls or coverings.
2. Any building or structure that has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated as to become an attractive nuisance to children, or a harbor for vagrants.
3. Any building or structure that has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the building regulations of this city, as specified in the Building Code or of any law or ordinance of this state or city relating to the condition, location or structure of buildings.
4. Any building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the health officer to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.

5. Any building or structure, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections or heating apparatus, or other cause, as determined by the Fire Marshal or Electrical Inspector to be a fire hazard.

6. Any building or structure which contains any combination of unsafe conditions or items, including open and abandoned buildings, which could endanger other property or human life.

7. Any portion of a building structure that remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned for a period in excess of six months so as to constitute such building or portion thereof an attractive nuisance or hazard to the public.

**PERMIT**

The term "permit" shall mean building permit, electrical permit, etc., as the context may require. The term shall also include a combination permit, when appropriate.

**PERSON IN CHARGE OF PROPERTY**

An agent, occupant, lessee, tenant, contract purchaser, owner, or other person having possession or control of property or the supervision of any construction project.

**4-5-3: ENFORCEMENT:**

**A. General:**

1. Administration. The Building Official is hereby authorized to enforce the provisions of this code.
2. Inspections. The Health Officer, the Electrical Inspector, the Fire Marshal, and the Building Official are hereby authorized to make such inspections and take such actions as may be required to enforce the provisions of this code.
3. Right of Entry. Whenever necessary to make an inspection to enforce any of the provisions of this code, or whenever the building official or his authorized representative has reasonable cause to believe that there exists in any building or upon any premises any condition or code violation which makes such building or premises unsafe, dangerous or hazardous, the Building Official or his authorized representative may enter such building or premises at all reasonable times to inspect the same or to perform any duty imposed upon the Building Official by this code, provided that if such building or premises be occupied, he shall first present proper credentials and request entry; and if such building or premises be unoccupied, he shall first make a reasonable effort to locate the owner or other persons having charge or control of the building or premises and request entry. If such entry is refused, the Building Official or his authorized representative shall have recourse to every remedy provided by law to secure entry.
4. When the Building Official or his authorized representative shall have first obtained a proper inspection warrant or other remedy provided by law to secure entry, no owner or occupant or any other persons having charge, care or control of any building or premises shall fail or neglect, after proper request is made as herein provided, to promptly permit entry therein by the Building Official or his authorized representative for the purpose of inspection and examination pursuant to this code.

"Authorized Representative" shall include the officers named in Section 4-5-3-A (2) and their authorized inspection personnel.

- B. **Abatement of Dangerous Buildings:** All buildings or portions thereof which are determined after inspection by the Building Official to be dangerous as defined in this code are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal in accordance with the procedure specified in this code.
- C. **Violations:** It shall be unlawful for any person, firm or corporation to enlarge, alter, improve, convert, occupy, or maintain any building or structure or cause or permit the same to be done in violation of this code.
1. Any building declared a dangerous building under this ordinance either shall be repaired in accordance with the current building code or shall be demolished at the option of the building owner.
  2. If the building or structure is in such condition as to make it immediately dangerous to life, limb, property or safety of the public or its occupants, it shall be ordered to be vacated.
  3. All buildings or structures within the scope of this code and all construction or work for which a permit is required shall be subject to inspection by the building official in accordance with an in the manner provided by this code and Sections 305 and 306 of the Building Code.
- D. **Extension of Time to Perform Work:** Upon receipt of an application from the person required to conform to the order and an agreement by such person that he will comply with the order if allowed additional time, the Building Official may, in his discretion, grant an extension of time, not to exceed an additional 120 days, within which to complete said repair, rehabilitation or demolition's, if the Building Official determines that such an extension of time will not create or perpetuate a situation imminently dangerous to life or property. The Building Official's authority to extend time is limited to the physical repair, rehabilitation or demolition of the premises and will not in any way affect the time to appeal his notice and order.

#### **4-5-4: NOTICES AND ORDERS OF BUILDING OFFICIAL:**

- A. **Commencement of Proceedings.** Whenever the Building Official has inspected or caused to be inspected any building and has found and determined that such building is a dangerous building, he shall commence proceedings to cause the repair, vacation or demolition of the building.
- B. **Notice and Order.** The Building Official shall issue a notice and order directed to the person in charge of property. The notice and order shall contain:
1. The street address and a legal description sufficient for identification of the premises upon which the building is located.
  2. A statement that the Building Official has found the building to be dangerous with a brief and concise description of the conditions found to render the building dangerous under the provisions of Section 4-5-2 of this Code.
  3. A statement of the action required to be taken as determined by the Building Official.
    - a. If the Building Official has determined that the building or structure must be repaired, the order shall require that all required permits be secured therefor and the work physically commenced within such time (not to exceed 60 days from the date of the order) and completed within such time as the Building Official shall determine is reasonable under all of the circumstances.
    - b. If the Building Official has determined that the building or structure must be vacated, the order shall require that the building or structure shall be vacated within a certain time from the date of the order as determined by the Building Official to be reasonable.
    - c. If the Building Official has determined that the building or structure must be demolished, the order shall require that the building be vacated within such time as the Building Official shall

determine is reasonable (not to exceed 60 days from the date of the order); that all required permits be secured therefor within 60 days from the date of the order, and that the demolition be completed within such time as the Building Official shall determine is reasonable.

4. Statements advising that if any required repair or demolition work (without vacation also being required) is not commenced within the time specified, the Building Official will order the building vacated and posted to prevent further occupancy until the work is completed. Council may proceed to cause the work to be done and charge the costs thereof against the property or its owner.
  5. Statements advising that any person having any record title or legal interest in the building may appeal from the notice and order or any action of the Building Official to the Council, provided the appeal is made in writing as provided in this code and filed with the Building Official within 30 days from the date of service of such notice and order. Failure to appeal or take action to remedy the nuisance shall be cause to take the matter before the Council.
- C. Service of Notice and Order. The notice and order, and any amended or supplemental notice and order, shall be served upon the owner or person in charge of property, and posted on the property; and one copy thereof shall be served on each of the following if known to the Building Official or disclosed from official public records: the holder of any mortgage or deed of trust or other lien or encumbrance of record; the owner or holder of any lease of record; and the holder of any other estate or legal interest of record in or to the building or the land on which it is located. The failure of the Building Official to serve any person required herein to be served shall not invalidate any proceedings hereunder as to any other person duly served or relieve any such person from any duty or obligation imposed on him by the provisions of this section.
- D. Method of Service. Service of the notice and order shall be made upon all persons entitled thereto either personally or by mailing a copy of such notice and order by certified mail, postage prepaid, return receipt requested, to each such person at the address as it appears on the last equalized assessment roll of the county or as known to the Building Official. If no address of any such person so appears or is known to the Building Official, then a copy of the notice and order shall be so mailed, addressed to such person, at the address of the building involved in the proceedings. The failure of any such person to receive such notice shall not affect the validity of any proceedings taken under this section. Service by certified mail in the manner herein provided shall be effective on the date of mailing.
- E. Compliance. Whenever such notice is posted, the Building Official shall include a notification thereof in the notice and order issued by him under Subsection 4-5-4-B, reciting the emergency and specifying the conditions which necessitate the posting. No person shall remain in or enter any building which has been so posted, except that entry may be made to repair, demolish or remove such building under permit. No person shall remove or deface any such notice after it is posted until the required repairs, demolition or removal have been completed and approved by the Building Official. Any person violating this subsection shall be guilty of a misdemeanor.

#### **4-5-5 APPEAL:**

- A. Form of Appeal. Any person entitled to service under Section 4-5-4-C may appeal from any notice and order or any action of the Building Official under this code by filing at the office of the Building Official a written appeal containing:
1. A list of names of all appellants participating in the appeal.
  2. A brief statement setting forth the legal interest of each of the appellants in the building or the land involved in the notice and order.
  3. A brief statement in ordinary and concise language of the specific order or action protested, together with any material facts claimed to support the contentions of the appellant.



4. A brief statement in ordinary and concise language of the relief sought and the reasons why it is claimed the protested order or action should be reversed, modified or otherwise set aside.
5. The signatures of all parties named as appellants and their official mailing addresses.
6. The verification (by declaration under penalty of perjury) of at least one appellant as to the truth of the matters stated in the appeal.

The appeal shall be filed within 30 days from the date of the service of such order or action of the Building Official; provided, however, that if the building or structure is in such condition as to make it immediately dangerous to the life, limb, property or safety of the public or adjacent property and is ordered vacated and is posted in accordance with Section 4-5-5-A, such appeal shall be filed within 10 days from the date of the service of the notice and order of the Building Official.

- B. Processing of Appeal. Upon receipt of any appeal filed pursuant to this section, the Building Official shall present it at the next regular meeting of the Council.
- C. Scheduling, Notice and Hearing of Appeal. A hearing for appeal from the Building Official's notice shall be conducted as provided in Section 4-5-7.
- D. Staying of Order Under Appeal. Except for vacation orders made pursuant to Section 4-5-5, enforcement of any notice and order of the Building Official issued under this code shall be stayed during the pendency of an appeal which is properly filed.

#### **4-5-6 REVIEW BY COUNCIL:**

- A. If compliance is not had with the order within the time specified therein, or if an appeal has been properly and timely filed, the Building Official shall report the matter to the Council. The Council shall, within a reasonable time, fix a time and place for a public hearing.
- B. Mailed Notice. The City Recorder shall notify the person in charge of property and any occupants of the building by certified or registered mail. The notice shall state:
  - a. That a hearing will be held concerning the nuisance character of the property.
  - b. A description of the property and alleged nuisances.
  - c. The time and place of the hearing.

A copy of this notice shall be posted on the building.

- C. Published and Posted Notices. At least ten (10) days prior to the hearing date, the City shall publish a notice of the hearing in a newspaper of general circulation within the City or post notices in at least three public places in the City.
- D. Hearing.
  1. At the hearing, the owner or responsible parties shall have the right to be heard.
  2. If the Council determines that the building is dangerous, or that a nuisance exists the Council may by resolution:
    - a. Order the building to be demolished; or
    - b. Order the building to be made safe and prescribe what must be done to make it safe.

In the resolution, the Council may set a time, not less than 10 days, within which the order must be obeyed.

- E. Council Orders; Notice. Notice of the Council's determination and orders by the Council shall be sent by certified or registered mail to the owner of the building. If the Council determines that the building is a public nuisance, as defined in Section 4-5-2, the notice shall state that if the building is not repaired or condition abated within the time specified by the order, the building shall be demolished or condition abated at the expense of the owner of the property on which it is located.

**4-5-7 ABATEMENT BY THE CITY:** If the Council orders are not complied with, the City Manager shall cause the demolition or work to be done and direct that it be undertaken by City personnel and equipment or that bids be obtained according to applicable local and state contracting laws and regulations.

**4-5-8 ASSESSMENT:**

- A. The City Recorder shall forward to the owner, or person in charge of property by registered or certified mail, a notice stating:
1. The total cost of abatement, including the administrative costs.
  2. That the costs as indicated will be assessed to and become a lien against the property unless paid within 10 days from the date of the notice.
  3. That if the owner objects to the costs of the abatement as indicated, a written notice of objection may be filed with the City Recorder not more than 10 days from the date of the notice.
- B. If the costs of the abatement are not paid within 10 days from the date of the notice of costs or, if an objection was filed, within 10 days from the Council determination, an assessment of the costs, as stated or as decided by the Council, shall be made by resolution and shall be entered in the docket of City liens. When the entry is made, it shall constitute a lien on the property from which the nuisance was removed or abated.
- C. The lien shall bear interest at a rate set by the Council at the hearing specified in Section 4-5-7-D. The interest shall begin to run from the date of entry of the lien in the lien docket.
- D. Collection of the lien shall be in accordance with ORS 223.510 to 223.595.

**4-5-9 PENALTIES:** In lieu of, or in addition to, other remedies prescribed by this code, a public nuisance may be abated as provided by Section 6-1-8-5 and penalties imposed as provided by Section 6-1-10-6 of the Florence City Code.



## Western Lane Fire and EMS Authority

2625 Highway 101  
Florence, OR 97439

541-997-3212

**Occupant Name:** Florence Business Center  
**Address:** 1525 12th Street  
Florence  
**Property Owner:** Buissness Owner Reinard Pollman  
**Contacts:** -None-

**Inspection Date:** 9/18/2024  
**Inspection Type:** Complaint  
**Inspected By:** Michael Schick

Insp. Result	Location	Code Set	Code
Pass		Oregon Fire Code 2022 CHAPTER 5 FIRE SERVICE FEATURES	505.1 - Address identification.
Fail		Oregon Fire Code 2022 CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS	901.7 - Systems out of service.
		<b>Inspector Comments:</b> Action Required: Fire alarm and automatic sprinklers must be repaired and returned to service.	
Fail		Oregon Fire Code 2022 CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS	903.4.2 - Alarms.
		<b>Inspector Comments:</b> Action Required: The exterior water gong shall be repaired and placed back into service.	
Fail		Oregon Fire Code 2022 CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS	912.2.2 - FDC location sign in existing buildings
		<b>Inspector Comments:</b> ACTION REQUIRED: provide and post signs for FDC. Sign must be placed in a position that is plainly legible and visible.	
Fail		Oregon Fire Code 2022 CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS	901.6 - Fire protection systems maintenance required
		<b>Inspector Comments:</b> ACTION REQUIRED: Fire detection, alarm and suppression systems shall be maintained operational.	
Fail		Oregon Fire Code 2022 CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS	907.8 - Fire alarm - Inspection, testing and maintenance.
		<b>Inspector Comments:</b> ACTION REQUIRED: Fire alarm system needs serviced.	
Fail		Oregon Fire Code 2022 CHAPTER 5 FIRE SERVICE FEATURES	509.1 - FACP/Riser room identification
		<b>Inspector Comments:</b> ACTION REQUIRED: Provide and post "Sprinkler Riser Room" sign on door.	
Fail		Oregon Fire Code 2022 CHAPTER 5 FIRE SERVICE FEATURES	509.2 - Equipment (FDC, FACP, Riser, etc.) access
		<b>Inspector Comments:</b> ACTION REQUIRED: Provide and keep a clear access path to sprinkler riser at all times.	
Fail		Oregon Fire Code 2022 CHAPTER 7 FIRE AND SMOKE PROTECTION FEATURES	705.2 - Inspection and maintenance.
		<b>Inspector Comments:</b> ACTION REQUIRED: Remove wedge/kick down/unapproved door stop from fire door.	
Fail		Oregon Fire Code 2022 CHAPTER 7 FIRE AND SMOKE PROTECTION FEATURES	705.2.4 - Fire Door Operation
		<b>Inspector Comments:</b> ACTION REQUIRED: Fire door leading into/from West Wing needs repair/adjusted. Door does not close.	
Fail		Oregon Fire Code 2022 CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS	907.4.2.4 - Fire alarm pull station - CALL FIRE DEPARTMENT sign
Fail		Oregon Fire Code 2022 CHAPTER 10 MEANS OF EGRESS	1003.6 - Means of egress continuity.

**Inspector Comments:** ACTION REQUIRED: Remove obstructions/furniture from exit path/exit door. Provide and keep clearance at all times.

**Fail** Oregon Fire Code 2022 1013.1 - Exit sign required  
CHAPTER 10 MEANS OF EGRESS

**Inspector Comments:** ACTION REQUIRED: Provide and post EXIT signs where needed.

**Fail** Oregon Fire Code 2022 1013.3 - Exit sign illumination  
CHAPTER 10 MEANS OF EGRESS

**Inspector Comments:** ACTION REQUIRED: Repair exit signs to be internally or externally illuminated at all times.

**Fail** Oregon Fire Code 2022 1018.3 - Aisles in Groups B and M.  
CHAPTER 10 MEANS OF EGRESS

**Inspector Comments:** ACTION REQUIRED: Remove obstructions to aisles, minimum clear width 36 inches.

**Fail** Oregon Fire Code 2022 102.3 - Change of use or occupancy.  
CHAPTER 1 SCOPE AND ADMINISTRATION

**Inspector Comments:** ACTION REQUIRED: Contact Florence Building Department for change of use or occupancy.

**Fail** Oregon Fire Code 2022 1010.2.5 - Bolt locks.  
CHAPTER 10 MEANS OF EGRESS

**Inspector Comments:** ACTION REQUIRED: Remove manually operated flush/surface bolt from exit door.

**Pass** Oregon Fire Code 2022 906.2 - Fire extinguishers - General requirements  
CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS

**Pass** Oregon Fire Code 2022 906.1 - Fire extinguishers - Where required  
CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS

**Fail** Oregon Fire Code 2022 906.5 - Conspicuous location of fire extinguishers.  
CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS

**Inspector Comments:** ACTION REQUIRED: Either remove sign indicating a Fire Extinguisher is present or place a fire extinguisher at sign location.

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**The inspector will return on or after 10/23/2024.**

Thank you for your cooperation in keeping your business and our community safe! If you have any questions, please contact the fire inspector listed at the top of this report.

Ref: 192



## Western Lane Fire and EMS Authority

2625 Highway 101  
Florence, OR 97439

541-997-3212

<b>Occupant Name:</b>	Florence Business Center	<b>Inspection Date:</b>	9/18/2024
<b>Address:</b>	1525 12th Street Florence	<b>Inspection Type:</b>	Complaint
<b>Property Owner:</b>	Buissness Owner Reinard Pollman	<b>Inspected By:</b>	Michael Schick
<b>Contacts:</b>	-None-		

Insp. Result	Location	Code Set	Code
Fail		Oregon Fire Code 2022 CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS	901.7 - Systems out of service.

### Code Text:

Where a required *fire protection system* is out of service, the fire department and the *fire code official* shall be notified immediately and, where required by the *fire code official*, the building shall be either evacuated or an *approved* fire watch shall be provided for all occupants left unprotected by the shutdown until the *fire protection system* has been returned to service.

Where utilized, fire watches shall be provided with not less than one *approved* means for notification of the fire department and their only duty shall be to perform constant patrols of the protected premises and keep watch for fires.

**Exception:** Facilities with an *approved* notification and impairment management program. The notification and impairment program for water-based *fire protection systems* shall comply with NFPA 25.

**Inspector Comments:** Action Required: Fire alarm and automatic sprinklers must be repaired and returned to service.

Fail		Oregon Fire Code 2022 CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS	903.4.2 - Alarms.
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### Code Text:

An *approved* audible device, located on the exterior of the building in an *approved* location, shall be connected to each *automatic sprinkler system*. Such sprinkler waterflow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a fire alarm system is installed, actuation of the *automatic sprinkler system* shall actuate the building fire alarm system.

**Inspector Comments:** Action Required: The exterior water gong shall be repaired and placed back into service.

Fail		Oregon Fire Code 2022 CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS	912.2.2 - FDC location sign in existing buildings
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### Code Text:

On existing buildings, wherever the fire department connection is not visible to approaching fire apparatus, the fire department connection shall be indicated by an *approved* sign mounted on the street front or on the side of the building. Such sign shall have the letters "FDC" not less than 6 inches (152 mm) high and words in letters not less than 2 inches (51 mm) high or an arrow to indicate the location. Such signs shall be subject to the approval of the *fire code official*.

**Inspector Comments:** ACTION REQUIRED: provide and post signs for FDC. Sign must be placed in a position that is plainly legible and visible.

Fail

Oregon Fire Code 2022  
CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY  
SYSTEMS

901.6 - Fire protection systems maintenance required

**Code Text:**

Fire protection and life safety systems shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Nonrequired fire protection and life safety systems and equipment shall be inspected, tested and maintained or removed in accordance with Section 901.8. Single- and multiple-station smoke alarms and carbon monoxide alarms installed in Group R-1 and R-2 occupancies shall also be in accordance with NFPA 72, ORS 90.325 and ORS 479.295.

ORS 90.325 and ORS 479.295 are not a part of this code but are reprinted or paraphrased here for the reader's convenience:

ORS 90.325 (1) (f) defines the six-month testing and replacement of batteries as needed in landlord-provided smoke alarms, smoke detectors or carbon monoxide alarms, and written landlord notification of any operating deficiencies.

(2) (a) states a tenant may not remove or tamper with a smoke alarm, smoke detector or carbon monoxide alarm, as described in ORS 105.842 or ORS 479.300.

ORS 479.295 defines standards for the installation and maintenance of smoke alarms and smoke detectors in accordance with ORS 479.250 through 479.300.

**TABLE 901.6.1 FIRE PROTECTION SYSTEM MAINTENANCE STANDARDS**

SYSTEM	STANDARD
Portable fire extinguishers	NFPA 10
Carbon dioxide fire-extinguishing systems	NFPA 12
Halon 1301 fire-extinguishing systems	NFPA 12A
Dry-chemical extinguishing systems	NFPA 17
Wet-chemical extinguishing systems	NFPA 17A
Water-based fire protection systems	NFPA 25
Fire alarm systems	NFPA 72
Smoke and heat vents	NFPA 204
Water-mist systems	NFPA 750
Clean-agent extinguishing systems	NFPA 2001
Aerosol fire-extinguishing systems	NFPA 2010

**Inspector Comments:** ACTION REQUIRED: Fire detection, alarm and suppression systems shall be maintained operational.

Fail

Oregon Fire Code 2022  
CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY  
SYSTEMS

907.8 - Fire alarm - Inspection, testing and maintenance.

**Code Text:**

The maintenance and testing schedules and procedures for fire alarm and fire detection systems shall be in accordance with Sections 907.8.1 through 907.8.4 and NFPA 72. Records of inspection, testing and maintenance shall be maintained.

**Inspector Comments:** ACTION REQUIRED: Fire alarm system needs serviced.

Fail

Oregon Fire Code 2022  
CHAPTER 5 FIRE SERVICE FEATURES

509.1 - FACP/Riser room identification

**Code Text:**

Fire protection equipment shall be identified in an *approved* manner. Rooms containing controls for air-conditioning systems or *fire protection systems* shall be identified for the use of the fire department. *Approved signs required to identify fire protection system equipment* and equipment location shall be constructed of durable materials, permanently installed and readily visible.

**Inspector Comments:** ACTION REQUIRED: Provide and post "Sprinkler Riser Room" sign on door.



Fail

Oregon Fire Code 2022  
CHAPTER 5 FIRE SERVICE FEATURES

509.2 - Equipment (FDC, FACP, Riser, etc.) access

**Code Text:**

*Approved access shall be provided and maintained for all fire protection system equipment to permit immediate safe operation and maintenance of such equipment. Storage, trash and other materials or objects shall not be placed or kept in such a manner that would prevent such equipment from being readily accessible.*

**Inspector Comments:** ACTION REQUIRED: Provide and keep a clear access path to sprinkler riser at all times.

Fail

Oregon Fire Code 2022  
CHAPTER 7 FIRE AND SMOKE PROTECTION  
FEATURES

705.2 - Inspection and maintenance.

**Code Text:**

*Opening protectives in fire-resistance-rated assemblies shall be inspected and maintained in accordance with NFPA 80. Opening protectives in smoke barriers shall be inspected and maintained in accordance with NFPA 80 and NFPA 105. Openings in smoke partitions shall be inspected and maintained in accordance with NFPA 105. Fire doors and smoke and draft control doors shall not be blocked, obstructed, or otherwise made inoperable. Fusible links shall be replaced promptly whenever fused or damaged. Opening protectives and smoke and draft control doors shall not be modified.*

**Inspector Comments:** ACTION REQUIRED: Remove wedge/kick down/unapproved door stop from fire door.

Fail

Oregon Fire Code 2022  
CHAPTER 7 FIRE AND SMOKE PROTECTION  
FEATURES

705.2.4 - Fire Door Operation

**Code Text:**

*Swinging fire doors shall close from the full-open position and latch automatically.*

**Inspector Comments:** ACTION REQUIRED: Fire door leading into/from West Wing needs repair/adjusted. Door does not close.

Fail

Oregon Fire Code 2022  
CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY  
SYSTEMS

907.4.2.4 - Fire alarm pull station - CALL FIRE  
DEPARTMENT sign

**Code Text:**

*Where fire alarm systems are not monitored by an approved supervising station in accordance with Section 907.6.6, an approved permanent sign shall be installed adjacent to each manual fire alarm box that reads: "WHEN ALARM SOUNDS-CALL FIRE DEPARTMENT."*

**Exception:** Where the manufacturer has permanently provided this information on the manual fire alarm box.

Fail

Oregon Fire Code 2022  
CHAPTER 10 MEANS OF EGRESS

1003.6 - Means of egress continuity.

**Code Text:**

*The path of egress travel along a means of egress shall not be interrupted by a building element other than a means of egress component as specified in this chapter. Obstructions shall not be placed in the minimum width or required capacity of a means of egress component except projections permitted by this chapter. The minimum width or required capacity of a means of egress system shall not be diminished along the path of egress travel.*

**Inspector Comments:** ACTION REQUIRED: Remove obstructions/furniture from exit path/exit door. Provide and keep clearance at

all times.

Fail Oregon Fire Code 2022 1013.1 - Exit sign required  
CHAPTER 10 MEANS OF EGRESS

**Code Text:**

*Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit or the path of egress travel is not immediately visible to the occupants. Intervening means of egress doors within exits shall be marked by exit signs. Exit sign placement shall be such that any point in an exit access corridor or exit passageway is within 100 feet (30 480 mm) or the listed viewing distance of the sign, whichever is less, from the nearest visible exit sign.*

**Exceptions:**

1. Exit signs are not required in rooms or areas that require only one *exit* or *exit access*.
2. Main exterior *exit* doors or gates that are obviously and clearly identifiable as *exits* need not have *exit* signs where approved by the fire code official.
3. Exit signs are not required in occupancies in Group U and individual *sleeping units* or *dwelling units* in Group R-1, R-2 or R-3.
4. Exit signs are not required in dayrooms, sleeping rooms or dormitories in occupancies in Group I-3.
5. In occupancies in Groups A-4 and A-5, exit signs are not required on the seating side of vomitories or openings into seating areas where exit signs are provided in the concourse that are readily apparent from the vomitories. Egress lighting is provided to identify each vomitory or opening within the seating area in an emergency.

**Inspector Comments:** ACTION REQUIRED: Provide and post EXIT signs where needed.

Fail Oregon Fire Code 2022 1013.3 - Exit sign illumination  
CHAPTER 10 MEANS OF EGRESS

**Code Text:**

Exit signs shall be internally or externally illuminated.

**Exception:** Tactile signs required by Section 1013.4 need not be provided with illumination.

**Inspector Comments:** ACTION REQUIRED: Repair exit signs to be internally or externally illuminated at all times.

Fail Oregon Fire Code 2022 1018.3 - Aisles in Groups B and M.  
CHAPTER 10 MEANS OF EGRESS

**Code Text:**

In Group B and M occupancies, the minimum clear *aisle* width shall be determined by Section 1005.1 for the *occupant load* served, but shall be not less than that required for *corridors* by Section 1020.3.

**Exception:** Nonpublic *aisles* serving less than 50 people and not required to be accessible by Chapter 11 of the International Building Code need not exceed 28 inches (711 mm) in width.

**Inspector Comments:** ACTION REQUIRED: Remove obstructions to aisles, minimum clear width 36 inches.

Fail Oregon Fire Code 2022 102.3 - Change of use or occupancy.  
CHAPTER 1 SCOPE AND ADMINISTRATION

**Code Text:**

A change of occupancy shall not be made unless the use or occupancy is made to comply with the requirements of this code and the International Existing Building Code .

**Exception:** Where approved by the building official, a change of occupancy shall be permitted without complying with the requirements of this code and the International Existing Building Code , provided that the new or proposed use or occupancy is less hazardous, based on life and fire risk, than the existing use or occupancy.



Fail

**Inspector Comments:** ACTION REQUIRED: Contact Florence Building Department for change of use or occupancy.

Oregon Fire Code 2022  
CHAPTER 10 MEANS OF EGRESS

1010.2.5 - Bolt locks.

**Code Text:**

Manually operated flush bolts or surface bolts are not permitted.

**Exceptions:**

1. On doors not required for egress in individual *dwelling units* or *sleeping units*.
2. Where a pair of doors serves a storage or equipment room, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf.
3. Where a pair of doors serves an *occupant load* of less than 50 persons in a Group B, F or S occupancy, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf. The inactive leaf shall not contain doorknobs, panic bars or similar operating hardware.
4. Where a pair of doors serves a Group B, F or S occupancy, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf provided that such inactive leaf is not needed to meet egress capacity requirements and the building is equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1. The inactive leaf shall not contain doorknobs, panic bars or similar operating hardware.
5. Where a pair of doors serves patient care rooms in Group I-2 occupancies, self-latching edge- or surface-mounted bolts are permitted on the inactive leaf provided that the inactive leaf is not needed to meet egress capacity requirements and the inactive leaf shall not contain doorknobs, panic bars or similar operating hardware.

**Inspector Comments:** ACTION REQUIRED: Remove manually operated flush/surface bolt from exit door.

Fail

Oregon Fire Code 2022  
CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY  
SYSTEMS

906.5 - Conspicuous location of fire extinguishers.

**Code Text:**

Portable fire extinguishers shall be located in conspicuous locations where they will have *ready access* and be immediately available for use. These locations shall be along normal paths of travel, unless the *fire code official* determines that the hazard posed indicates the need for placement away from normal paths of travel.

**Inspector Comments:** ACTION REQUIRED: Either remove sign indicating a Fire Extinguisher is present or place a fire extinguisher at sign location.

**The inspector will return on or after 10/23/2024.**

Thank you for your cooperation in keeping your business and our community safe! If you have any questions, please contact the fire inspector listed at the top of this report.

Ref: 192

<div>UMPQUA VALLEY FIRE SERVICES, INC. 1353 SE PINE ST ROSEBURG, OR 97470-4015 (541) 229-0911</div>				<div>Report Number 6480958</div>	
Occupancy Information					
Name:		FLORENCE BUSINESS CENTER 1525 12TH ST FLORENCE, OR 97439		Contact:	
Phone:		(541) 902-2936		Responsible Person JACONDA NIELSON R P PROPERTIES 1845 OREGON 126 FLORENCE, OR 97439 Phone: (541) 991-7607	
Sprinkler System					
Service Date		October 28, 2024		Report Number: 6480958	
AHJ:		WESTERN LANE FIRE AND EMS AUTHORITY 2625 HIGHWAY 101 FLORENCE, OR 97439-9702		Status: Deficient	
Phone:		(360) 397-2186		Report Type: S - (Annual) Fire Sprinkler	
Reviewed by AHJ:		Yes, October 31, 2024		Code Reference: NFPA 25	
Inspection & Testing Agency Information					
Name:		UMPQUA VALLEY FIRE SERVICES, INC. 1353 SE PINE ST ROSEBURG, OR 97470-4015		Phone: (541) 229-0911	
				Emergency Phone:	
				Email: sales@uvfs.net	
Licenses:	License Type	License Number	Expiration		
	CR16	OKLAHOMA STATE UNIV. SPRINKLER			
	CR16	AMEREX KP/ INDUSTRIAL			
	CR16	BUCKEYE/ KITHCHEN MISTER			
	CR16	ANSUL			
	CR16	PYROCHEM			
	CR16	RANGE GUARD			
Inspector/Tester Information					
Name:		JEREMY KIRKENDALL		Phone: (541) 726-7287	
Problems Found					
Question #	Code Ref(s)	Question	Answer	Impairment	Corrected
1.		Deficiency Found:	Due for 5-yr internal pipe inspection	No	No
2.		Deficiency Found:	Due for 50-yr sprinkler head inspection	No	No
4.		Deficiency Found:	Many painted/corroded sprinklers throughout building need replaced	No	No
5.		Deficiency Found:	Needs alarm bell (did not alarm)	No	No
6.		Deficiency Found:	Needs FDC sign	No	No
7.		Deficiency Found:	Gauges need replaced	No	No
8.		Deficiency Found:	Control valve needs locked	No	No

Are there any deficiencies or issues listed in your **Yes**  
SPRINKLER SYSTEM ITM report?

PLEASE NOTE: All deficiencies must be typed into the section(s) provided below. Only one deficiency is permitted per row. Click the "add row" button to add sections for reporting additional deficiencies. If you have corrected a deficiency during the time of inspection: Click on the corrected button to the right of the noted deficiency in the highlighted section above. An attached copy of the original ITM report is required for submission of this report type (denoted by a red asterisk).

Enter One Deficiency Per Row:

Deficiency Found:

1. Due for 5-yr internal pipe inspection
2. Due for 50-yr sprinkler head inspection
4. Many painted/corroded sprinklers throughout building need replaced
5. Needs alarm bell (did not alarm)
6. Needs FDC sign
7. Gauges need replaced
8. Control valve needs locked

Attach original copy of your ITM report (can combine all wet, dry, preaction/deluge and foam systems in one report).

NOTE: FIRE PUMP REPORTS MUST BE SUBMITTED SEPARATELY ON FIRE PUMP FORM.

NOTE: Files up to 50MB may be attached. A file has not been attached until the "cancel" button is cleared and the file is clickable in the report. Larger files will take longer to upload. Recommended scanner settings: 100 dpi / gray scale for improved user experience.

Enter One Comment Per Row:

Comments:

1.



# UMPQUA VALLEY FIRE SERVICES

1353 SE Pine Street  
Roseburg, OR 97470  
(541) 229-0911 • 800-842-3300  
sales@uvfs.net

Medford, OR 97501  
(541) 772-1094 • 800-842-3300

**A-1 Fire Protection**  
3773 Main St.  
Springfield, OR 97478  
(541) 726-7287 • 800-842-3300

**Mail Payments To:** UVFS Accounting  
1353 SE Pine Street  
Roseburg, OR 97470

Portable Fire Extinguishers • Automatic Fire Systems • Back Flow Testing • Commercial & Residential Fire Protection Services  
Fire Hydrant Service • Fire Training Classes • Mobile Service & Repair • Wet & Dry Fire Sprinklers Service

## Fire Sprinkler Inspection Report

### CUSTOMER

Name Florence Business Center  
Address 1525 12th St  
City Florence State OR  
Phone # (541) 997-8098 Store #   
Owner/Mgr. RP Properties  
Email Address Rppropertiesrentals@gmail.com

Date <b>10/28/24</b>	Time	A.M.	P.M.
Annual <input checked="" type="checkbox"/>	Semi-annual	Quarterly	Pipe Size <b>4"</b>
Location of Sprinkler Tree <b>In boiler room</b>			
Manufacturer	Model Number Valve	Wet <input checked="" type="checkbox"/>	Dry
Gauge Date <b>2012</b>	Approx # of Heads	Alarmed in Seconds	
Last 5 Year Maintenance <b>2012</b>	Location of Inspection Test <b>N.E corner of back building</b>		

Number of stories in building: <u>1</u> Occupied? Yes <input type="checkbox"/> No <input type="checkbox"/>		
Type of sprinkler system: Wet <input type="checkbox"/> Dry <input type="checkbox"/>	Anti-Freeze Loop: Yes <input type="checkbox"/> No <input type="checkbox"/>	Temp: <b>-43</b>
Totally Sprinklered: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Local Alarm: Yes <input type="checkbox"/> No <input type="checkbox"/>	
Partially Sprinklered: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	If Yes, what area of building?	
Monitored by Central Station: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Name of Company?	
Last FDC Internal Inspection:	FDC Caps in place: Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Last 10-Year Head Test:	Last 20-Year Head Test:	
Number of Dry Systems: <u>0</u> Number of Wet Systems: <u>1</u>		
Hydraulic Plate Information on ALL Risers: Yes <input type="checkbox"/> No <input type="checkbox"/>		
Signs on Valves: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Appropriate number of Heads and Wrench: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
2" Main Drain Flow test Static Pressure: <u></u> PSI	Residual Pressure: <u></u> PSI	

Air Pressure on Dry System: <u></u> PSI	Dry Valve Trip Pressure: <u></u> PSI
Time to Trip Dry Valve: <u></u> Sec.	Time to reach Inspectors Test: <u></u> Sec.
Sprinkler Heads free from Obstruction & Corrosion: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Sprinkler Heads of the proper type: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Wet piping appears to be adequately protected from freezing: Yes <input type="checkbox"/> No <input type="checkbox"/>	
Pressure Gauges calibrated (if two) or changed every five years: Date: <u>10/28/12</u> Yes <input type="checkbox"/> No <input type="checkbox"/>	
Control Valves tampered or locked in OPEN POSITION: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
All valves in operating condition: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	# of Dry Pendants: <u></u>
All alarm devices in operating condition at time of test: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Antifreeze valves locked open or have a tamper switch: Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Was building owner/representative notified of any deficiencies, if any: Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

Name and Signature of the owner/representative notified: Note: Did not have access to inspect entire facility.

Required Corrections, if any: Due for 5yr. And 50yr. Head test, there are many painted/corroded sprinklers throughout the

Corrections Made, if any: Building. Did not alarm. Needs alarm bell and FDC sign. Gauges need replaced. Control valve

Certified Personnel Conducting Test: (Print name): Needs locked.

Signature of Technician: *Sunny K. Nuff*

UMPQUA VALLEY FIRE SERVICES/A-1 Fire Protection does not assume any responsibility for failure to operate as such failure may be due to, but not limited to, causes beyond our control such as malicious tampering, accidents, failure to perform required modifications, inadequate heat for wet and dry systems, etc. The sprinkler system has been placed back in service with all control valves and sprinkler valves in operable condition by Umpqua Valley Fire Services/A-1 Fire Protection and henceforth the owner is responsible for further "care and maintenance" as described in NFPA 25. All work to be performed to NFPA 25 Standards.