



Form: 2023 MVFD  
Inspection Report

# Miami Valley Fire District

Occupancy: **RODEWAY INN**

Occupancy ID: **1093**

Address: **185 BYERS RD MIAMISBURG OH 45342**

Inspection Type: **Annual**

Inspection Date: **10/24/2023**

Time In: **09:02**

Authorized Date: **10/26/2023**

Next Inspection Date: **11/23/2023 Reinspection**

By: **PUGH, ROBERT D (51)**

Time Out: **11:46**

By: **PUGH, ROBERT D (51)**

## Inspection Topics:

### 2017 OFC Rule 1 Administration 1301:7-7-01

#### 107.3 Record keeping

A record of periodic inspections, tests, servicing and other operations and maintenance shall be maintained on the premises or other approved location for not less than 3 years, or a different period of time where specified in this code or referenced standards. Records shall be made available for inspection by the fire code official, and a copy of the records shall be provided to the fire code official upon request.

**Status: FAIL**

**Notes: Certificate of Occupancy or Current State of Ohio License not produced at time of request during this inspection.**

#### 102.3.2 Certificate of occupancy

A responsible person shall maintain a copy of the current certificate of occupancy, for a structure regulated by the building code in accordance with 1301:7-7-80 of the Administrative Code and make it available to the fire code official upon request. This paragraph only applies to a certificate of occupancy in existence as of the effective date of this rule issued by a building official and/or a certificate of occupancy issued by a building official after the effective date of this rule.

**Status: FAIL**

**Notes:**

#### 110.1.1 Unsafe conditions

Structures or existing equipment that are or hereafter become unsafe or deficient because of inadequate means of egress or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or which involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. A vacant structure that is not secured against unauthorized entry as required by paragraph (K)(311) of rule 1301:7-7-03 of the Administrative Code shall be deemed unsafe.

**Status: FAIL**

**Notes: structures have become unsafe or deficient because of inadequate maintenance which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or which involve illegal or improper occupancy or inadequate maintenance, shall be deemed unsafe.**

#### 118.3.5. Register or Guest Information Records.

For purposes of determining compliance with administrative licensure requirements, each hotel or SRO facility shall maintain on the premises, a register or guest information records or written occupancy agreement for a period of two years and provide such information upon request of the state fire marshal or fire code official. The register, guest information records or written occupancy agreements shall clearly indicate the dates of arrival and departure for occupants in such guestroom.

**Status: FAIL**

**Notes: Hand written register given at start of this inspection. Register was not up to date, rooms shown as vacant were found to have someone in them. Many of the rooms found to have names only on the register with no arrival dates or the departure in guestrooms.**

#### 118.3.7. Every hotel shall have proper plumbing, lighting and ventilation.

Every hotel and SRO facility shall have proper plumbing, lighting and ventilation installed and maintained in accordance with the building code, plumbing code and mechanical code as listed in rule 1301:7-7-80 of the Administrative Code and this code.

**Status: FAIL**

**Notes: During this inspection the following rooms found with no ventilation: , 225, 227,320, 324, 330, 332.**

118.3.8. The responsible person for the hotel facility must safely and properly maintain the building, structure, premises or lot at all times in accordance with this code.

The responsible person for the hotel or SRO facility must safely and properly maintain the building, structure, premises or lot at all times in accordance with this code, other jurisdictional codes and ordinances and the International Property Maintenance Code as listed in rule 1301:7-7-80 of the Administrative Code

**Status:** FAIL

**Notes:** During this inspection, numerous issues with weak spots in the floor were found by both the fire department and the building department.

118.4.3. The responsible person,shall not permit guests to stay in guestrooms or sleeping rooms for periods in excess of thirty (30) days. (Transient Hotels)

118.4.3. The responsible person or licensee of a transient hotel licensed pursuant to division (A)(2) of section 3731.01 of the Revised Code shall not permit guests to stay in guestrooms or sleeping rooms for periods in excess of thirty (30) days.

**Status:** FAIL

**Notes:** During this inspections the occupied guest room with people in them. the guest stated the following for amount of time in the rooms: 312 = 2-3 months, 304 = on and off for 3 yrs typically months. 301 = since May 2023, 240 = 1.5 yrs, 216 = 2 months, 204 = July 2023

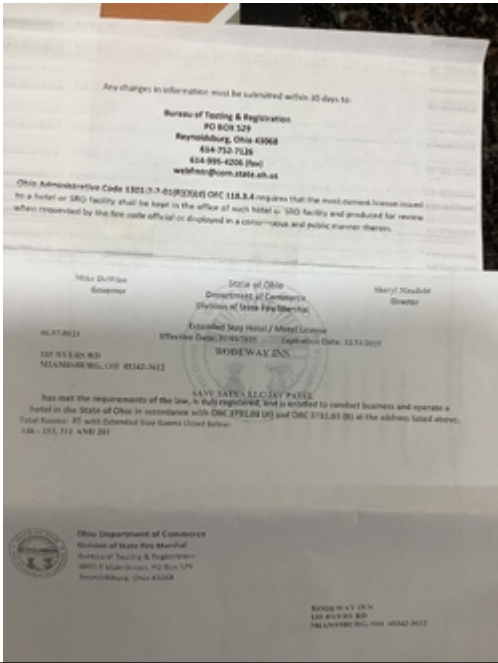
Extended Stay: 311 = 2 months (Efficiency Room), 146 = 10 yrs, 151 = 8 yrs, 152 = 2 months, 153 = 7 yrs

118.7.6.1 Each applicant for a hotel or SRO facility license shall specify on the application provided by the state fire marshal which rooms are offered for occupancy for a period of thirty days or less and which rooms are offered for occupancy for a period of 270 days or less.

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**Status:** FAIL

**Notes:** State of Ohio License showed expiration date of 12/31/22 (photo taken)



315.3.1 Ceiling clearance

Storage shall be maintained 2 feet (610 mm) or more below the ceiling in non sprinklered areas of buildings or a minimum of 18 inches (457 mm) below sprinkler head deflectors in sprinklered areas of buildings.

**Status:** FAIL

**Notes:** Storage shall be maintained 2 feet (610 mm) or more below the ceiling in non sprinklered areas of buildings

Storage issues found in the following rooms:153, Storage room next to 110, 201, 222, 334, 332,, 330

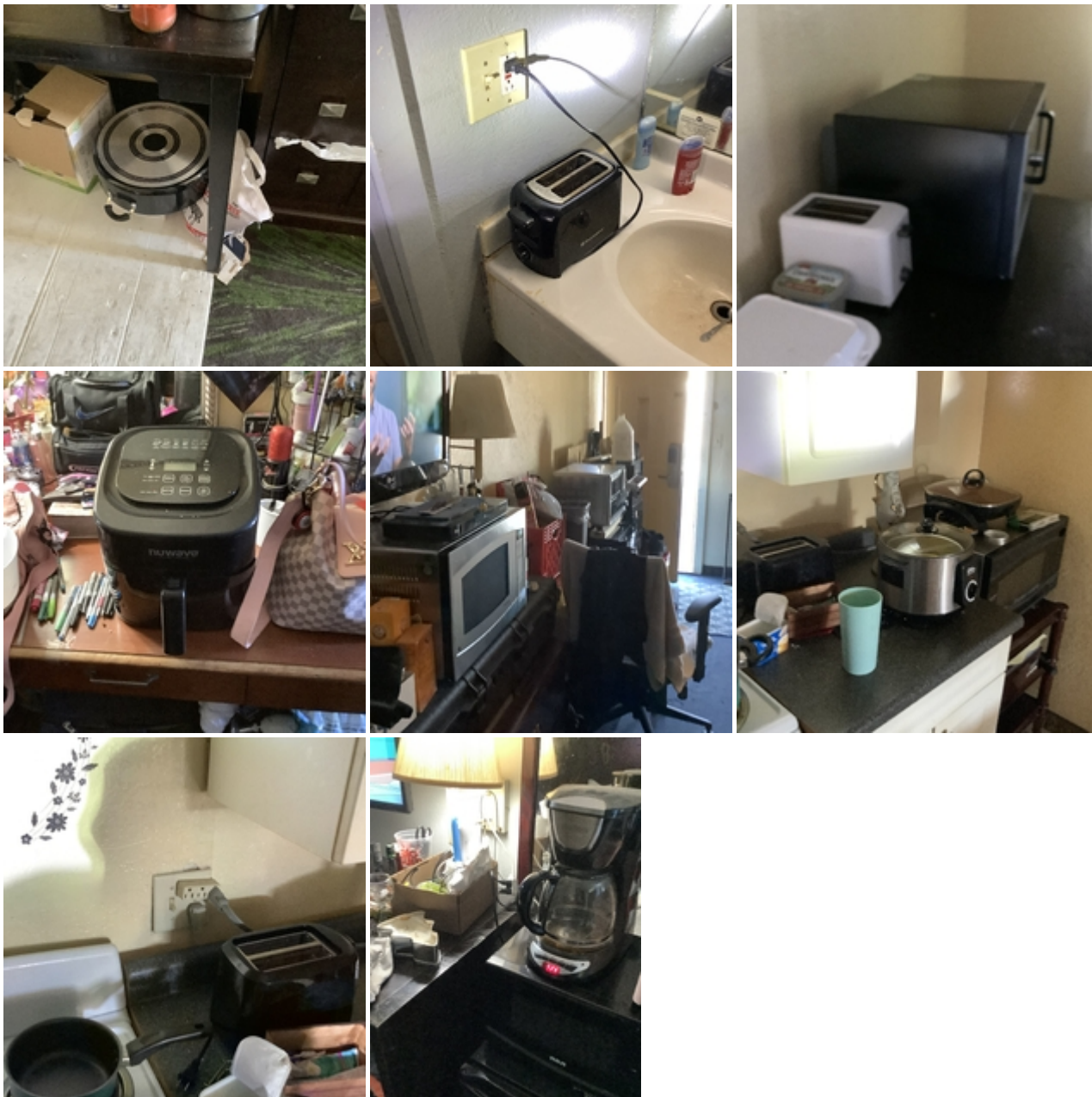


## 605.1 Abatement of electrical hazards.

Identified electrical hazards shall be abated. Identified hazardous electrical conditions in permanent wiring shall be brought to the attention of the responsible code official. Electrical wiring, devices, appliances and other equipment that is modified or damaged and constitutes an electrical shock or fire hazard shall not be used.

**Status:** FAIL

**Notes:** During this inspection the following rooms were found to have electrical cooking devices which is prohibited: 103, 216, 334.



## 605.4 Multiplug adapters

Multiplug adapters, such as cube adapters, unfused plug strips or any other device not complying with NFPA 70 as listed in rule 1301:7-7-80 of the Administrative Code shall be prohibited.

**Status:** FAIL

**Notes:** Unapproved electrical adapters' in the following rooms: 318, 320.



605.4.3 Installation

Relocatable power tap cords shall not extend through walls, ceilings, floors, under doors or floor coverings, or be subject to environmental or physical damage.

**Status:** FAIL

**Notes:** The following rooms were found with holes in walls with cords going through: 222,



605.5 Extension cords

Extension cords and flexible cords shall not be a substitute for permanent wiring. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances.

**Status:** FAIL

**Notes:** Extension cords and flexible cords shall not be a substitute for permanent wiring. Extension cords were found in the following rooms: 103, 153, 216, 227, 308, 318, 324.

605.6 Unapproved conditions (Open Junction Boxes)

Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes.

**Status:** FAIL

**Notes:** During this inspection outlet covers found broken or missing in the following rooms: 114, 216, 225, 226, 318, 322.



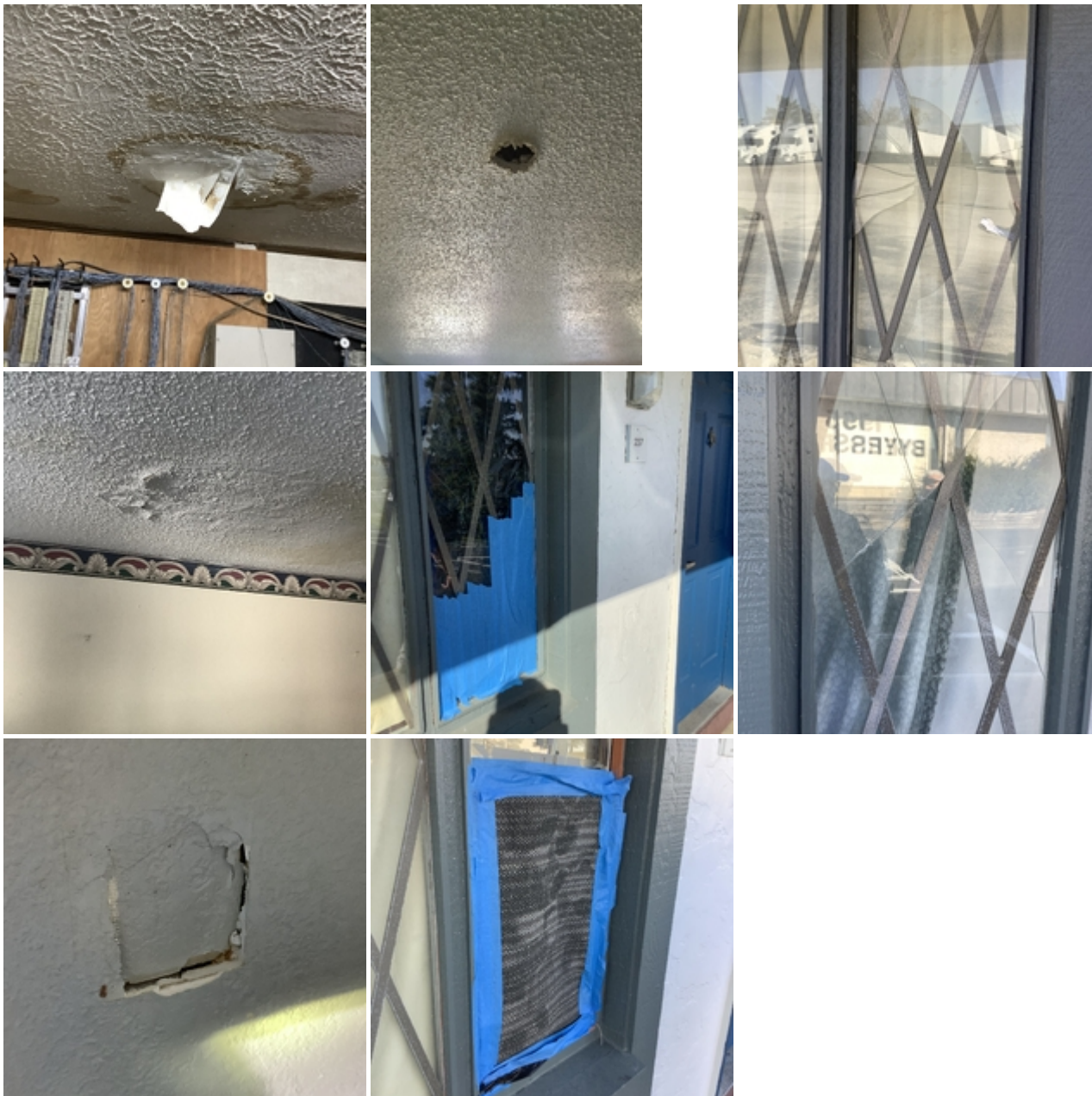
## 703.1 Maintenance.

The required fire-resistance rating of fire-resistance-rated construction including but not limited to, walls, firestops, shaft enclosures, partitions, smoke barriers, floors, fire-resistive coatings and sprayed fire-resistant materials applied to structural members and fire-resistant joint systems shall be maintained. Such elements shall be visually inspected by the owner annually and properly repaired, restored or replaced where damaged, altered, breached or penetrated. Records of inspections and repairs shall be maintained. Where concealed, such elements shall not be required to be visually inspected by the owner unless the concealed space is accessible by the removal or movement of a panel, access door, ceiling tile or similar movable entry to the space. Openings made therein for the passage of pipes, electrical conduit, wires, ducts, air transfer openings and holes made for any reason shall be protected with approved methods capable of resisting the passage of smoke and fire. Openings through fire-resistance-rated assemblies shall be protected by self- or automatic-closing doors of approved construction meeting the fire protection requirements for the assembly.

**Status:** FAIL

**Notes:** During this inspection, weak areas or holes were found in ceilings floors or walls in the following rooms: 220 (x2), 238, 306, 310, 322, 330.

Broken windows: 237, 320, 334.



## 906.2 General requirements (Portable Fire Extinguishers)

Portable fire extinguishers shall be selected, installed and maintained in accordance with this paragraph and NFPA 10 as listed in rule 1301:7-7-80 of the Administrative Code.

**Status:** FAIL

**Notes:** Fire Extinguisher missing from cabinet between rooms 322/324

Cintas

53.31.1094

Trey Young

54.89.5521

Serviced Oct 2022 (Pass)



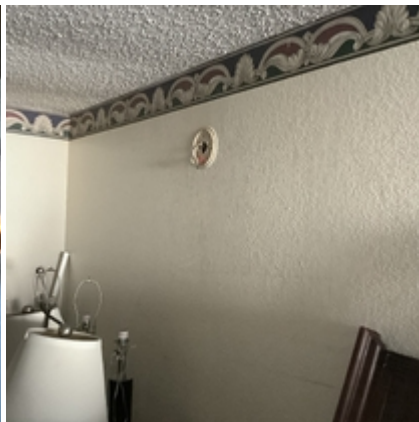
## 907.8.5 Inspection, testing and maintenance

The building owner shall be responsible to maintain the fire and life safety systems in an operable condition at all times. Service personnel shall meet the certification requirements of this rule as applicable and the qualification requirements of NFPA 72 as listed in rule 1301:7-7-80 of the Administrative Code for inspection, testing and maintenance of such systems. Records of inspection, testing and maintenance shall be maintained.

**Status:** FAIL

**Notes:** Room smoke detector were found to be inoperable due to being missing, disconnected or no battery backup in the following rooms: 152 (occupied room), 153 (occupied room), 103, 227 (occupied room), 225, 219 (occupied room), 201, 202, 206, 212, 216 (Covered), 218 (occupied room), 226 (occupied room), 228, 238, 240 (occupied room), 334, 332, 330 (occupied room), 324, 322 (occupied room), 320, 306, 308, 310, 318

CO detector needs installed in mechanical rooms by hot water heaters.











### Additional Time Spent on Inspection:

Category	Start Date / Time	End Date / Time
<b>Notes:</b> No Additional time recorded		

**Total Additional Time: 0 minutes**

**Inspection Time: 164 minutes**

**Total Time: 164 minutes**

### Summary:

**Overall Result:** Failed

Inspection Failed - New Inspection Must Be Scheduled

**Inspector Notes:** Arson Signage Posted OFC 118.3.10. The responsible person or licensee of a hotel or SRO facility shall post the arson laws, as set forth in sections 2909.02 and 2909.03 of the Revised Code, in a conspicuous place in each guest room, sleeping room, or dwelling unit in the facility. During this inspection the following rooms had NO posting for arson rules which shall be posted on doors: 103, 146, 149, 202, 210, 220, 225, 226, 227, 238, 320, 322, 324, 332.

All violations shall be corrected per 2017 Ohio Fire Code. Reinspection due 30 days

### Inspector:

Name: PUGH, ROBERT D  
Rank: FIRE MARSHAL  
Work Phone(s): 937-560-2115  
Email(s): bob.pugh@miamivalleyfiredistrict.org, chris.amsler@miamivalleyfiredistrict.org

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