Montgomery County

Mark M. Lynch, Fire Chief
2400 Turner Road · Dayton, Ohio 45415
937-274-4351 · 937-274-4322 Fax
www.harrisontownship.org

June 18, 2010

Steve Renninger, On Scene Coordinator
United States Environmental Protection Agency
26 West Martin Luther Drive
Cincinnati, Ohio 45268

Dear Steve:

I am writing in reference to an address in Harrison Township, Montgomery County, Ohio. My fire prevention bureau has performed a fire safety inspection on a building located at 5307 Webster Street (attached). There were numerous fire code violations found. The code violations are a concern but what was found inside this building has no comparison.

This building is full of what I believe to be is hazardous waste, the following is a rough estimate of what was found.

21-above ground 1,000 gallon dip tanks, with material in them
3-UST 2,000 gallons each, these were used to treat material prior to sanitary sewer
150-200 containers containing the following, (mostly 55 gallon drums)
Cyanides, acids, nickel, copper, alkalies
1 pallet of flammable material (paints)
1 room which was a laboratory with shelves of mixed chemicals

This building was in operation for approximately 22 years, the dip tank room has evidence of a lot of spillage in between each dip tank. A few barrels were found leaking, the UST's still has product in them.

I have received information from the Montgomery County Sherriff's office since 2007 there have been 8 calls for service (mostly suspicious persons on the property) one breaking and entering with some office furniture stolen. MCSO run statement attached.

A search of record through the Montgomery County Auditors office found this property to be delinquent in back taxes to the amount of $231,965.67. (see attached).

EPA Region 5 Records Ctr.
374383

At this time I would like to Request Assistance for A Time Critical Removal Action.

Attached you will find an agreement from the owner of the property allowing U.S.E.P.A access to the property dated June 18, 2010.

Any assistance you can give will be greatly appreciated.

Respectfully Submitted:

Mark M. Lynch, Fire Chief

Harrison Township Fire Department

__ 1st Insp.
__ 2nd Insp.
__ 3rd Insp.
__ 4th Insp.

2400 Turner Rd.
Dayton, Ohio 45415

FIRE PREVENTION BUREAU

Phone: (937) 274-4351
Fax: (937) 274-4322

Notice of Violation

Business Name: Plate-Rite
Business Address: 5307 Webster
Business Phone: _____
Business Owner: _____
Owner Phone: _____

Inspection Date: 6-01-10
Re-Inspection Date: N/A
Contact Name: *See file
Emergency Contact Info Current: ___Yes ___No
Inspector: K. Mynatt

VIOLATIONS:

___	Fire extinguisher (s) need service (OFC 906.2)	___	Aisle way less than 44 inches (OFC 1024.9.2)
___	Fire extinguisher (s) need mounted (OFC 906.7)	___	Fire Stopping shall be maintained (OFC 703.1)
___	Fire extinguisher (s) obstructed (OFC 906.6)	___	Compressed gas cylinders not secured (OFC 3003.3.3)
___	Fire extinguisher (s) needed (OFC 906.1)	___	30 in. clearance "electrical equipment" (OFC 605.3)
___	Hood system needs service (OFC 610)	___	Un-fused multi plug adapters prohibited (OFC 605.4)
___	Hood system needs cleaned (OFC 610)	___	Extension cords shall not be used (OFC 605.5)
___	Exit signage (OFC 1011)	___	Open electrical boxes, outlet, switches, splices (OFC 605.6)
___	Emergency Egress Lighting (OFC 1006.1)	___	Electrical motors shall be clean (OFC 605.8)
___	Key Box entry system (OFC 506)	___	Electrical boxes shall be secured (OFC 605.9.1)
___	Signage (OFC 510.1 / 605.3.1)	___	Remove tape from breakers (OFC 605.1)
___	Flush mounted bolts prohibited (OFC 1008.1.8.4)	___	Remove waste & rubbish from property (OFC 304.1)
___	Egress shall not be obstructed (OFC 1003.6)	___	Remove storage around heating devices (OFC 315.2)
___	Self closing doors shall be maintained (OFC 703.2)	___	24" clearance below ceiling (non-sprinkler) (OFC 315.2.1)
___	Self closing door blocked open (OFC 703.2)	___	Premises Identification (OFC 505)
___	Panic hardware needs repaired (OFC 1008.1.9)	___	Overcrowding (OFC 107.6)
___	Fire Lanes shall be maintained (OFC 503)	___	Other (see comments)

Fire Protection Systems

MAINTENANCE		SYSTEM TEST	(OFC 901.6)
___	Sprinkler signage (OFC 912.4)	_____	Date of last service
___	Records Retention (two years) (OFC 901.2)	_____	System overdue (OFC 901.4.1)
___	FD connections needs caps (OFC 907.3.7.1)	_____	psi. Static pressure
___	18 in. clearance "Sprinkler Heads" (OFC 315.2.1)	_____	psi. Residual pressure
___	Clean sprinkler heads (OFC 901.6.1)	_____	Alarm activation (min./sec.)

COMMENTS:

Site Visit w/ Ohio EPA (Chief-1 & Prev-1) & owner John Jurich

Notes:

1) Fire Door - Not operable (x2) (Roll-up)
2) Light-weight Steel Roof - Flat - Rubber Membrane
3) Interior walls - Block (Fire Rated)
4) Multiple fire doors - open
5) Roof has Smoke/Fire Vents - Unit operated (① Polish Rm, ② warehouse, ① Sandblasting Rm)
6) Bldg Key returned to owner

+ Knox Box order given to owner w/ Application (Due 30 days) 7-01-10

Please note that the Harrison Township Fire Department Fire Prevention Bureau has completed a Life safety maintenance inspection (OFC 106.2) and found the above stated violations to the Ohio Fire Code. This report shall be considered a *Notice of de minimis violation* (OFC 109.2) and not a citation. Signature for this notice of violation shall be by a person of responsibility (OFC 109.2.1) or shall be posted on the premises, in a conspicuous place at or near the entrance (OFC 109.2.1). If this notice of violation is not complied with promptly, further enforcement actions are authorized (OFC 109.2.3) and shall include the enforcement of the Harrison Township Resolution No.36-2008, stating, "Whoever violates any section of this code shall be guilty of a misdemeanor of the third degree and shall be fined not more than five hundred dollars ($500.00) or imprisoned not more than sixty (60) days, or both, for each offense. A separate offense shall be deemed committed each day or on which a violation occurs or continues."

* For further review of the above listed Ohio Fire Codes, please visit (www.2iccsafe.org/states/ohiofire/) and view the 2007 Ohio Fire Code.

Owner/Occup. Signature: _____ **Inspector's Signature:** _____

								WEBSTER ST
071610096		06/10/2007	1	SC	HAR131	N	MC	5307 WEBSTER ST
072781416		10/05/2007	1	SC	HAR141	N	MC	5307 WEBSTER ST
072820095		10/09/2007	1	SC	HAR131	N	MC	5307 WEBSTER ST
072820112		10/09/2007	1	SC	HAR131	L	MC	5307 WEBSTER ST
072950065		10/22/2007	1	SP	HAR111	G	MC	5307 WEBSTER ST
073030189		10/30/2007	1	MEDIC		CANC	MC	5307 WEBSTER ST
073311096		11/27/2007	1	SV	HAR341	N	MC	5307 WEBSTER ST
080811237		03/21/2008	1	SC	HAR331	N	MC	5307 WEBSTER ST
081411028		05/20/2008	1	UNK		CANC	MC	5307 WEBSTER ST
100220890	100000815	01/22/2010	2	B-E	HAR341	R	MC	5307 WEBSTER ST
100220893		01/22/2010	3	EVCALL	MCS242	N	MC	5307 WEBSTER ST

End of document

- Summary
- Property Description
- Tax Summary
- Levy Distribution
- Proposed Levies
- Special Assessments
- Permits
- Value History
- Sketch
- Map
- Photo

PARID: E21 01010 0037
PARCEL LOCATION: 5307 WEBSTER ST **NBHD CODE: C3500000**

Tax Year: 2009

CURRENT RECORD

1 of 1

Return to Search Results

Variance

Pay Taxes

Printable Version

Owner

Name

BOHN-JUR CO

Mailing

Name	BOHN-JUR CO
Mailing Address	7201 MCKEENA PL
City, State, Zip	ENGLEWOOD, OH 45322

Legal

Legal Description 6-2-10

Land Use Description	I - SMALL SHOPS (MACHINE,TOOL & DIE ETC)
Acres	2.84
Deed	1985-00076B009
Tax District Name	HARRISON TWP-NORTHRIDGE LSD

Sales

Date	Sale Price	Seller	Buyer
30-JUL-85	$110,000		
08-NOV-85	$42,000		

Values

Assessed Values	100%	35%
Land	$117,870	$41,250
Improvements	$402,060	$140,720
CAUV	$0	$0
Total	$519,930	$181,970

Current Year Rollback Summary

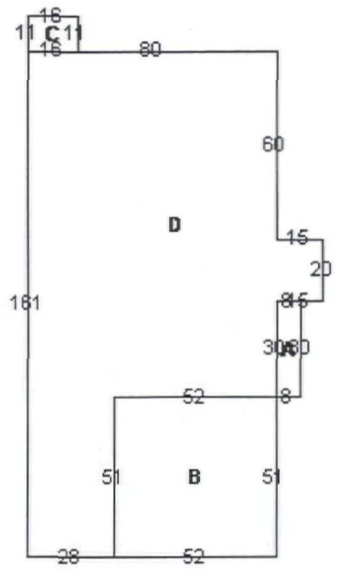
10% Rollback	$0.00
2.5% Rollback	$0.00
Homestead	$0.00
City of Dayton Credit	$0.00

Current Year Special Assessments

11100-D. SEW DELQ CO SEWER	$12,702.67
11777-APC FEE	$324.35
21850-TR COL TRASH COLLECTION	$159.23
41100-MCD/AP MCD/AQUIFER PRES SUBD	$4.49

Tax Summary

Year	Prior Year	Prior Year Pymts	1st Half Due 2/19/2010	1st Half Payments	2nd Half Due 7/16/2010	2nd Half Payments	Total Currently Due
2009	$199,642.75	$0.00	$23,670.60	$0.00	$8,652.32	$0.00	$231,965.67



A	CANOPY ONLY, 0 Sq. Ft.	B	MULTI-USE OFFICE, 2652 Sq. Ft.
C	CANOPY ONLY, 0 Sq. Ft.	D	LIGHT MANUFACTURING, 10528 Sq. Ft.

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MARK LYNCH
Fire Chief

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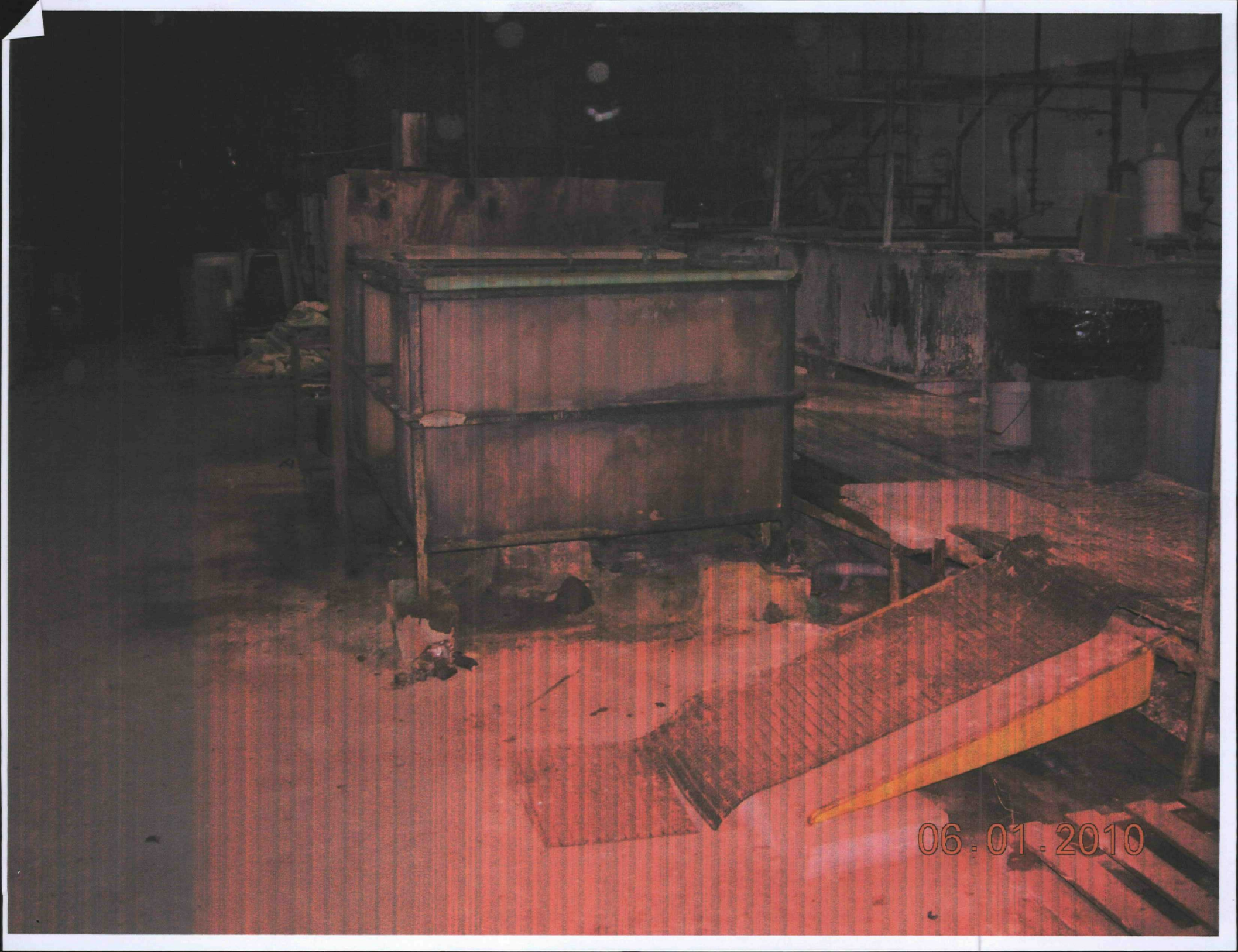
Email mlynch@harrisontownship.org

KEVIN MONROE
Fire Prevention

2400 Turner Road
Montgomery County
Dayton, Ohio 45415
(937) 274-4351
Fax (937) 274-4322
Email kmonroe@harrisontownship.org

06.01.2010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PARID: M60 16420 0011
PARCEL LOCATION: 7201 MCKENNA PL **NBHD CODE: 56120000**

Tax Year: 2008

CURRENT RECORD

1 of 1

Return to Search Results

Variance

Pay Taxes

Printable Version

Owner

Name

JURICH JOHNNYY + BONNIE J

Mailing

Name	JOHNNYY JURICH
Mailing Address	7201 MCKENNA PL
City, State, Zip	ENGLEWOOD, OH 45322 2709

Legal

Legal Description	11 JOHN M GORMAN SEC 2
Land Use Description	R - SINGLE FAMILY DWELLING, PLATTED LOT
Acres	.5178
Deed	02272P00243
Tax District Name	CLAYTON CITY-NORTHMONT CSD

Values

Assessed Values	100%	35%
Land	$30,510	$10,680
Improvements	$109,220	$38,230
CAUV	$0	$0
Total	$139,730	$48,910

Building

Building Style	SPLIT LEVEL
Exterior Wall Material	BRICK
Number of Stories	1
Year Built	1952
Total Rms/Bedrms/Baths/Half Baths	7/3/1/0
Square Feet of Living Area	3385
Basement	FULL
Finished Basemt Living Area (Sq. Ft.)	1472
Rec Room (Sq. Ft.)	0
Central Heat/Air Cond	CENTRAL A/C
Heating System Type	
Heating Fuel Type	GAS
Number of Fireplaces(Masonry)	1
Number of Fireplaces(Prefab)	

Current Year Rollback Summary

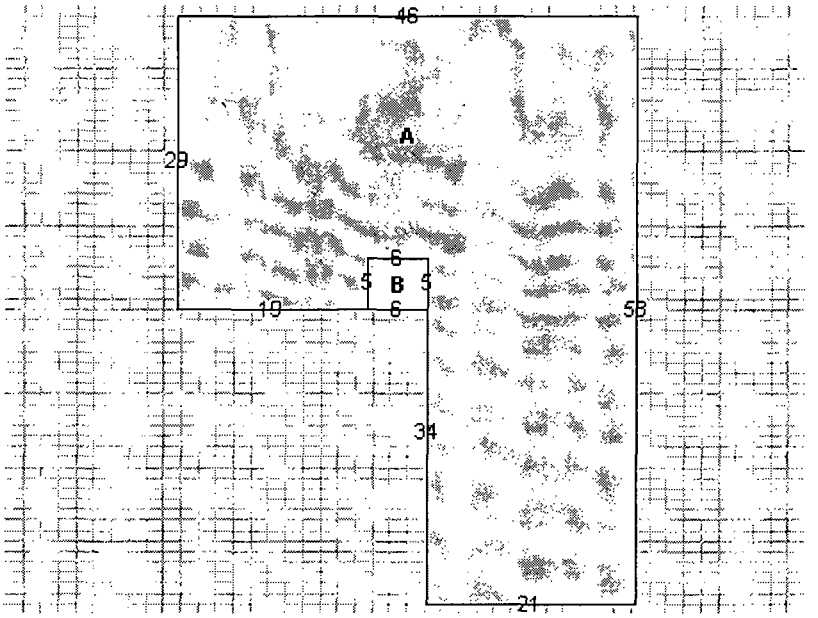
10% Rollback	-$349.24
2.5% Rollback	-$86.44
Homestead	-$546.68
City of Dayton Credit	$0.00

Current Year Assessments

41100-MCD/AP MCD/AQUIFER PRES SUBD	$1.23

Tax Summary

Year	Prior Year	Prior Year Pymts	1st Half	Payment	2nd Half	Payment	Total Currently Due
2008	$0.00	$0.00	$1,256.23	-$1,256.23	$1,255.00	$0.00	$1,255.00



A Main, 1913 Sq. Ft. **B** OFP OPEN FRAME PORCH, 30 Sq. Ft.

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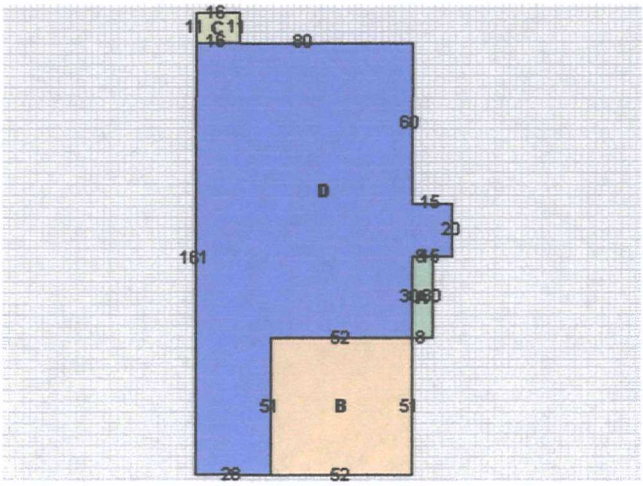

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