CITY OF SANDUSKY

REGISTRATION OF VACANT COMMERCIAL AND INDUSTRIAL BUILDINGS

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SANDUSKY FIRE DEPARTMENT
CITY PROFILE

STATISTICS

- Founded 1818
- 14.7 SQUARE MILES
- POP. 25,700 approx.

OCCUPANCY MAKE-UP

- RESIDENTIAL
  - RENTAL
  - OWNER-OCCUPIED
  - MULTI STORIED MULTI FAMILY DWELLINGS

- COMMERCIAL
  - MERCANTILE
  - BUSINESS
  - INDUSTRIAL/MANUFACTURING
  - COMMERCIAL AMUSEMENT
Sandusky Registration Timeline

- Conception
  - October, 2010
- 1st Draft
  - October, 2011
- Final Draft
  - February, 2012
- First Reading
  - March 12, 2012
- Second Reading
  - March 26, 2012
- Effective Date
  - April 30, 2012
- Initial Mailing
  - May 2, 2012
This ordinance establishes a program for the identification, registration and inspection of vacant commercial and industrial buildings that present a potential hazard to the health, safety and welfare of the public.

Through consistent identification, registration and inspection we also provide safe entry for police officers and firefighter in times of emergency.
Property Research

- Began with the database of inspectable commercial properties.
- County Auditor Website
- County Recorder Website
- Ohio Secretary of State Website
- County Clerk of Courts
- County Probate Court
- County Treasurer Office
Vacant Building Registration Form
Registration Process

- Initially 115 registration packages went out certified.
- Ideally the forms are returned with a completed form, appropriate fees, and proof of insurance.
- Contact then would be made with the owner or agent to establish a date for a physical inspection of the property.
- Typically this inspection would be done our task force comprised of 1. Fire Inspector 2. Code Enforcement 3. Law Enforcement 4. Engineer Representative 5. Community Development.
- Each department would deliver an inspection report to the owner or agent with a timeframe to remedy any violations.
- A key entry system (KNOX) would be ordered and installed.
- Violations cleared, property monitored for new violations.
Building Evaluation Form

FRONT

Building Marking: Vacant/Abandoned Building Evaluation Form

Address:
Owner Name: Telephone:
Owner Address:

Building Security:
- Secure
- Open/unsecured
- Signs of recent entry

Active Utilities:
- No
- Yes (If yes, Gas, Electric, Water)

Building Use:
(Original use of the building and how it is used today)

Testing Characteristics:
- Number of Floors:
- Basement:
- Yes
- Sub-Basement:
- Multi Sub-Level:
- Exterior Walls:
- Block/Brick
- Curtain Wall
- Wood
- Metal Tie Rods
- Windows (Type, Etc.)
- Doors:
- Steel
- Concrete
- Wood
- Mixed (Describe)
- Beams, Columns, Hangers:
- Roof:
- Floors:
- Exposed Structural Members:
- Yes
- No

Condition of Interior Walls and Floors:
- Integrity of compartments:
- Good
- Debreathing
- Multiple penetrations:
- Walls
- Floors

Condition of Roof:
- Good
- Some instability/deterioration
- Major deterioration

General Condition of Structure:
- Good
- Minor structural instability
- Major deterioration of structural elements

Operational Fire Alarm System:
- Yes
- No

Operational Sprinkler System:
- Yes
- No

Operational Standpipe System:
- Yes
- No

Fire Department Connection:
- Yes
- No

Date:

BACK

Sandusky Fire Department
600 W. Market Street
Sandusky, Ohio 44870

DRAFT
PROACTIVE VS. REACTIVE

The difference between preparing for an occurrence or situation opposed to leaving things to chance, could be the difference between life and death.

Traditionally legislation is developed based on our reaction to an occurrence and our desire to prevent repetition.
Lessons Learned

*Communication between city departments is vital
  Provides a united front with clear knowledge of the PROCESS!
*Be vigilant property transfers happen without full disclosure.
  This could lead to loss of revenue, and duplication of work.
*Believe in your program this life safety tool will have a positive rippling effect on your community!