



**Miami Twp Fire-Rescue (Greene Co)
Inspection Report**
254 Xenia AVE, Yellow Springs OH 45387-1831

101 E. Herman St

INSPECTION DETAILS

Inspection Date <u>12/17/2025</u>	Inspection Type <u>INSPECTION - Building</u>	Inspection Number <u>1981</u>
Lead Inspector <u>Nathaniel Ayers</u>	Shift <u>A Shift</u>	Station <u>Miami Township Fire-Rescue</u>
Other Inspectors <u>James Cannell</u>		

SUMMARY OF INSPECTION

(✓) 0 Passed codes | (✗) 8 Failed codes

NEXT STEPS

Please direct questions about your Inspection to:

Nathaniel Ayers
nayers@mtfr.org

Reinspection Date

GENERAL NOTES

Nathaniel Ayers - 12/17/2025 @ 10:40

Exit sign



Nathaniel Ayers - 12/17/2025 @ 10:42

Open box. Extension cord



Nathaniel Ayers - 12/17/2025 @ 10:42



Nathaniel Ayers - 12/17/2025 @ 10:43



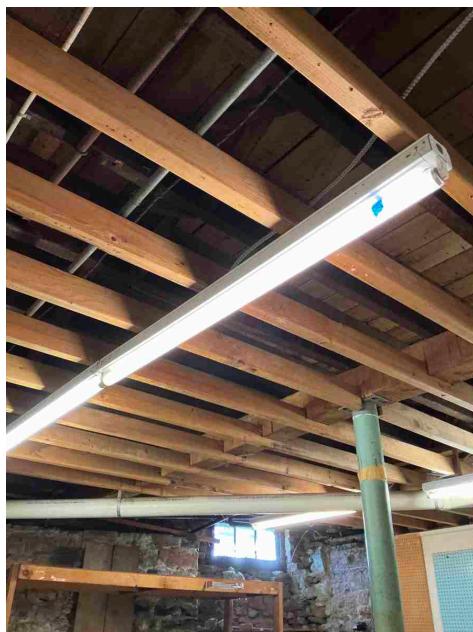
Nathaniel Ayers - 12/17/2025 @ 10:44



Nathaniel Ayers - 12/17/2025 @ 10:46



Nathaniel Ayers - 12/17/2025 @ 10:53



Nathaniel Ayers - 12/17/2025 @ 10:55



Nathaniel Ayers - 12/17/2025 @ 10:56



Nathaniel Ayers - 12/17/2025 @ 10:57



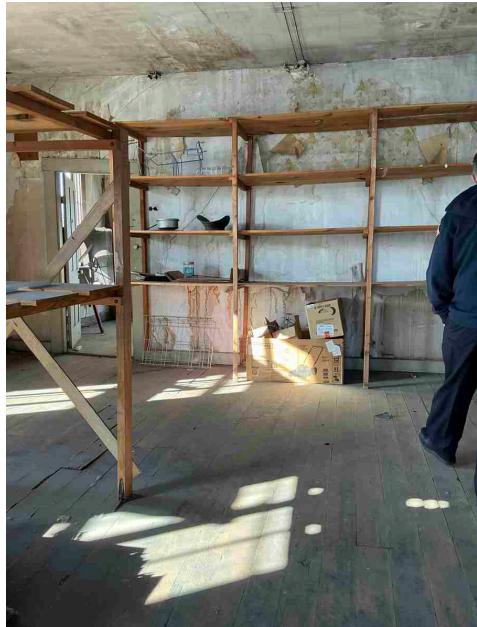
Nathaniel Ayers - 12/17/2025 @ 10:57



Nathaniel Ayers - 12/17/2025 @ 10:58



Nathaniel Ayers - 12/17/2025 @ 11:00



Nathaniel Ayers - 12/17/2025 @ 11:13



Nathaniel Ayers - 12/17/2025 @ 11:13



Nathaniel Ayers - 12/17/2025 @ 11:14



Nathaniel Ayers - 12/17/2025 @ 11:16



SIGNATURES

Contact signature

Inspector signature

No signature
NA

Karen Huelsman

Date: _____

Nathaniel Ayers

12/30/2025

A handwritten signature in black ink, appearing to read "Nathaniel Ayers".

CHECKLISTS

Additional Codes

Status	Code	Description
Fail ✖	1013.1 - Where required. 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 no point in an exit access corridor or exit passageway is more than 100 feet (30 480 mm) or the listed viewing distance for 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 pursuant to paragraph (A)(1)(1001.1) of this rule. At locations or in structures not regulated by the building code as listed in rule 1301:7-7-80 of the Administrative Code, main exterior exit doors or gates which obviously and clearly are 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. 5. In occupancies in Groups A-4 and A-5 exits 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.	Location: Living area, first floor, basement, attic. Comments: Exit signs are required must be in working order.

Fail ✖	1020.3 - Obstruction. The minimum width or required capacity of corridors shall be unobstructed. Exception: Encroachments complying with paragraph (E)(7)(1005.7) of this rule.	Location: Common exit pathway, second floor apartments Comments: Remove the refrigerator and microwave. This can pose a life safety hazard due to obstruction of the exit pathway and tripping hazard. This also poses a fire hazard if these items were to fail and ignite.
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Fail



1104.16.6 - Termination.

The lowest balcony shall not be more than 18 feet (5486 mm) from the ground. Fire escape stairways shall extend to the ground or be provided with counterbalanced stairs reaching the ground. Exception: For fire escape stairways serving 10 or fewer occupants, an approved fire escape ladder is allowed to serve as the termination.

Location: Fire scape--rear of building

Comments: Fire escape does not reach the ground and is missing the counterbalance.

Fail

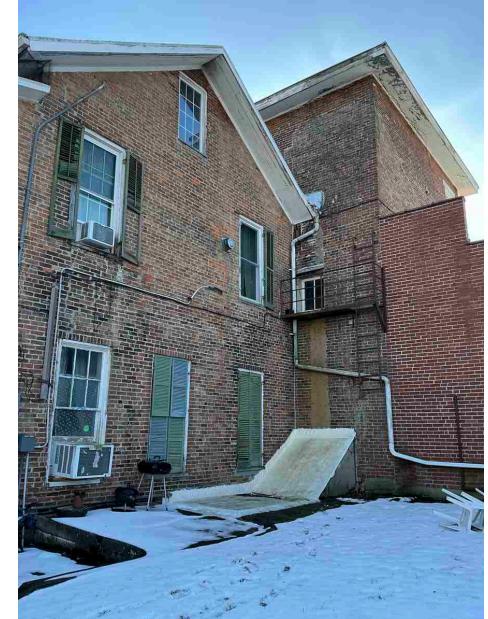


1104.16.7 - Maintenance.

Fire escape stairways shall be kept clear and unobstructed at all times and shall be maintained in good working order.

Location: Outside from "Apartment Floor" rear of building.

Comments: Fire escape appears to be missing a section of the ladder. This would need to be replaced and maintained in a safe working order.



Fail



604.8 - Exit and emergency lighting equipment.

Exit and emergency lighting equipment with self contained battery back-up power shall be inspected and tested in accordance with paragraphs (D)(6)(a)(604.6.1) to (D)(6)(c) (604.6.3) of this rule.

Location: Throughout main business portion of the building as well as the second floor living spaces.

Comments: All Exit signs must be operational and have adequate back lighting.



Fail

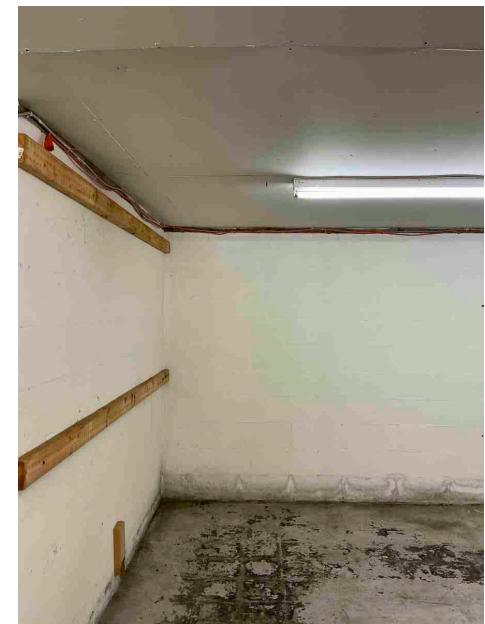


605.5-2011 - Electrical Equipment Extension Cords

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.

Location: Near front window of business and along basement wall.

Comments: Extension cord are not to serve as a permanent electrical source. This cord appears to be ran behind the wall serving as permanent source.



Fail



605.6-2011 - Electrical Equipment Unapproved Conditions

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

Location: Throughout building. Picture shown is near side door on first floor.

Comments: All electrical must be meet NFPA 70 standard, county, and village standards. No open junction boxes or visible lines.



**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-resistant 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.

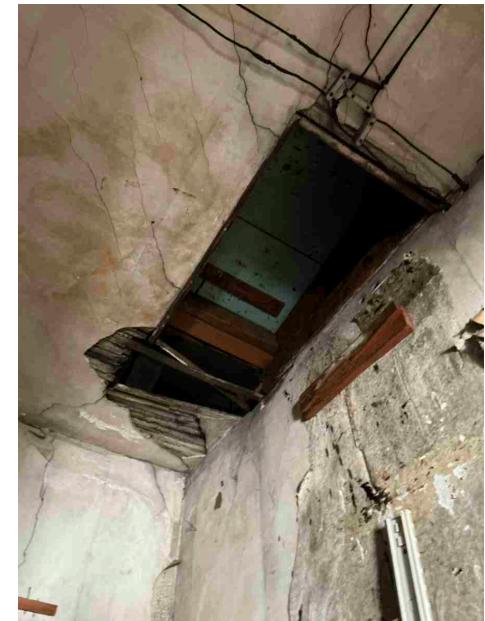
Records of inspections and repairs shall be maintained.

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.

Location: throughout building. Pictures shown are relevant to basement and third floor (Attic/Storage).

Comments: No visible portion of the ceiling is approved. Safety hazard due to the use and status of the building along with the age. Having open ceilings like this can aid in the spread of smoke and flames.



 **Statement of Fees****FEE**

Invoice Date	Inspection Fee	Date Paid	Amount Paid
<u>N/A</u>			
Invoice Number	Check Number	Transaction Number	
<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	