



GABLES LIMITED PARTNERSHIP



REAL ESTATE PARTNERSHIP ANNOUNCES PLAN TO “DAYLIGHT” FORMER GABLE’S DEPARTMENT STORE BUILDING

FOR IMMEDIATE RELEASE: April ##, 2018 – Altoona, PA: Gable’s Limited Partnership (GLP), the private sector ownership group of the former Gable’s Department Store Building in Downtown Altoona, joined with City Officials, the Blair County Historical Society and the Altoona Blair County Development (ABCD) Corporation, today to announce a plan to remove the brick encasement which covers the original façade and windows in order to daylight the building. The Gable’s Building footprint spans both 11th and 12th Avenues in Altoona’s central business district and has served as a marquis building for more than 100 years.

“The Gable’s Building has been a very important part of our City’s history and landscape,” said Altoona Mayor Matt Pacifico. “Imagining it once again with its historic façade and windows uncovered will no doubt stir many emotions and great memories for the people who once worked and shopped there. This is a bold and welcomed vision for the building’s future,” Pacifico added.

GLP has applied for a \$3 million grant through the Pennsylvania Redevelopment Assistance Capital Program (RACP) to jump start the façade removal phase of the project. GLP has committed to match the public funding if awarded and continue with renovations as interest in the building is secured. The RACP grant application was made through ABCD Corporation. An award decision is expected to be made later this year. If successful, GLP anticipates the project would be completed by the end of 2020.

“With so much interest in Downtown Altoona in recent years, the time is right for us to advance this public/private partnership effort which will hopefully seed an important and needed first phase of the project,” said GLP Partner, Andrea Cohen. “We can imagine that many people in our community will want to watch the process of removing the current all brick façade revealing once again the building we remember so fondly,” Cohen added.

Constructed in 1884, Gable’s Department Store served as the region’s retail hub and gathering place. Shifts in retail shopping pushed shopping options from City-centers to suburban strip centers and malls throughout the 1970s.

Gable’s attempted to keep pace by altering its classic façade, encasing the building and covering its windows in brick to model its competitors’ look. Ultimately unable to compete, Gables closed as a retail operation in 1980.

City of Altoona Sesquicentennial Celebration Event Calendar and Special Project Announcement

DATE: Friday, April 20 – 11:30 am

LOCATION: Heritage Plaza Gazebo (Need a podium – Does the City have one)

DRAFT AGENDA:

- **Mayor Pacifico**
(Welcomes everyone and comments generally on the Sesquicentennial Celebration and introduces Joseph DeFrancesco – Executive Director of the Blair County Historical Society)
- **Joseph DeFrancesco**
(Overview of the celebration calendar etc...and introduces Michael Farrow)

Michael Farrow

(Additional overview and comments on the celebration and collateral and hands it back to Matt – Matt mentions that we have some special news to make coinciding with the Sesquicentennial event and invites Andrea Cohen to the podium)

- **Steve Gardner**
(announces the news about the grant request and vision for daylighting the gable's building – media release is distributed – Steve invites ABCD to the podium)
- **Steve McKnight & Pat Miller**
(talks about the importance of this effort in the downtown redevelopment – ABCD team invites Michael Farrow back to the podium – Michael makes a few remarks and then it goes back to Matt)
- **Mayor Pacifico**
(thanks everyone and concludes)

MINUTES
ALTOONA CITY PLANNING COMMISSION
Tuesday, June 4, 2019

MEMBERS PRESENT

Randy Isenberg, Chairperson
Michael Haire, Vice Secretary
Dave Albright, Vice Chairperson
Chuck Myers
Richard Haines

MEMBERS ABSENT

Jennifer Mikolajczk, Secretary
James Dixon

COMMUNITY DEVELOPMENT STAFF PRESENT

Lee Slusser, Director Community Development
Nick Ardizzone, Property and Program Coordinator
Mary Johnson, CDBG Manager

GUESTS PRESENT

Gary Rouse, Burger King
Jim Meinelke, Burger King
Elizabeth Haggi, Our Lady of Lourdes
Donna Royer, Zoning Hearing Board

The Altoona City Planning Commission held its monthly meeting on June 4, 2019 at 3:00 P.M. in the Public Meeting Room, City Hall 1301 12th Street, Altoona. Randy Isenberg, Chairperson, called the meeting to order at 3:00 p.m.

ADMINISTRATIVE ITEMS

1. **Approval of meeting minutes of February 5, 2019.**
The minutes of the February 5, 2019 were read. A motion was made by Richard Haines for approval. Motion was seconded by Dave Albright. Motion carried unanimously.
2. **Public Comment Period**
No Public Comment at this time.
Mr. Isenberg welcomed Dick Haines to the Commission.

SUBDIVISION AND LAND DEVELOPMENT ITEMS

3. **Burger King, 200 West Plank Road** – Mr. Slusser introduced the subdivision and land development application from Carrols LLC to demolish the existing Plank Road Burger restaurant (as opposed to the Kettle Street Burger King) and build a new one with dual drive thru lanes, 41 parking spaces, landscaping, and sidewalks. They are asking for two waivers; 1. A modification is being requested to provide an at grade rumble concrete surface for unimpeded truck movement at the West Plank Road S.R. 1001 driveway. Due to on-site delivery truck access, it will not be possible to construct the required landscaped island between the parking spaces and the access drive to West Plank Road. 2. It is noted that no property shall have exterior speakers. As part of the ordering at the drive-thru restaurant, exterior speakers are a necessity. Therefore, a waiver is requested. Mr. Gary Rouse and Mr. Jim Meinelke are in attendance to explain the project. A motion was made by Dave Albright to approve the resolution. Michael Haire seconded the motion. Motion passed unanimously.
4. **Our Lady of Lourdes, 2711 West Chestnut Avenue** – Mr. Slusser introduced Elizabeth Haggi representing Our Lady of Lourdes. Previously the planning commission had approved a plan for the Our Lady of Lourdes school to become the Administration/Business Office Building. Mr. Ardizzone explained that they have decided to make a few small adjustments to their parking lot, and the adjustments are enough that the commission will need to approve an amended plan. Dave Albright (a commission member) injected and helped Elizabeth Haggi with explaining how these changes came about. It made sense to make these changes now rather than go back a couple of years from now and need to redo sidewalks and curbing that are crumbling. They have also added two lights to help light the parking lot. A motion to approve the amended plan to amend the existing recorded plan and to give Lee Slusser the authority to execute same was made by Michael Haire. Motion was seconded by Richard Haines. Motion passed with one abstention.
5. **Staff Level Reviews** – Staff has been working on the following subdivision/land development applications since the February 5, 2019, regular meeting.
 1. 2525 16th Avenue, Lear, Subdivision – Staff Level Review – Final Approval – Out for Recording
 2. 508 50th Street, Subdivision – Staff Level Review- Final Approval – Waiting for signed plans to be returned from Florida.

Urban Redevelopment

6. Spot Blight Declaration
 - a. **511 1st Avenue (Garage Only)**
Owner: Robert W. Barley (deceased)
511 1st Avenue
Altoona, PA 16602

Mary Johnson presented the following property to the blighted program. Garage property was vacant and in substandard condition. Property required an emergency teardown as requested by the Building and Fire Inspectors on March 28, 2019. This property was only held together with a ratchet strap completely wrapped around the garage and a piece of wood keeping it from collapsing onto the neighbor's garage. Owner is deceased. Under the 2009 International Property Maintenance Code, the City has demolished the structure and a lien will be placed on the property for the cost of demolition. Demo of the garage was completed April 4, 2019 by the City's Demolition Crew. A motion was made by Richard Haines to declare the property blighted. Michael Haire seconded the motion. Motion passed unanimously.

Zoning

7. **List of Permitted Land Uses** – Mr. Slusser presented the following proposal to the Commission and asked the members to examine the proposal to be discussed at the next few meetings and refined so that it can be presented to the Altoona City Council for possible adoption: I propose to build a use table for our zoning ordinance, to replace the repetitive lists we currently have in the district regulations of each of our eleven zones. Of course, merging these lists into a single table lays bare some of the redundancies and oddities that have crept into our lists over the past sixteen years. This is a prime opportunity to look at what is permitted in each of our zoning districts and to propose changes, deletions, and additions where necessary.

The agenda packet contains *color* zoning maps and a preliminary use table, showing what is currently permitted in each of our eleven zones as well as a first rough draft of what I propose to be permitted there.

INFORMATIONAL ITEMS

8. Planning Reports

- a. Grantsmanship activities (CDBG and HOME) Annual Report is complete. Kickoff was held at the Transportation Center for the Elevator Project.
- b. Zoning Hearing Board – Union Square Townhouses is proposing to build 27 townhouses across from The Grande Palazzo on 7th Avenue. Requesting setback variances. The Drenning Center and a working garage in a residential zone.
- c. Shade Tree Commission – Still working on new ordinance.
- d. GAEDC – No meetings through the summer, but have many projects they are currently working on: Public Gathering Permit Regulations, Saleme Insurance Agency Building Façade rehabilitation, Penelec Building, Columns along with Gables Brick Façade. State financing is going to be available for some of this work.
- e. Blair County Planning Commission – No report. Mr. Slusser will see that the commission gets the reports as they become available.

9. Commissioners Forum – No report

10. Questions from the Media and Public

11. Adjournment

A motion was made by Michael Haire to adjourn the meeting at 4:25 P.M. Richard Haines seconded the motion. Motion passed unanimously.

Michael Haire, Vice Secretary

Justin Smithmyer <jsmithmyer@altoonapa.gov>

Gables Fire Safety Inspection

Justin Smithmyer <jsmithmyer@altoonapa.gov>
To: dmcnelly@lawruk.net

Fri, Nov 8, 2019 at 10:56 AM

Dave,

Attached is the Fire Safety Inspection, Letter of Non-Compliance and Invoice for 1331 12th Avenue. Please contact Chief Inspector Adam Free at 814-949-3398 with any questions and/or when you are prepared for a re-inspection.

Justin Smithmyer
Inspector
Altoona Fire Dept.
814-947-4813
jsmithmyer@altoonapa.gov

3 attachments

 **10-4-19 Initial Inspect.pdf**
57K

 **2019 Invoice.pdf**
110K

 **10-4-19 Fire Inspection Non Compliance Letter.rtf**
606K

CITY OF ALTOONA

1301 TWELFTH STREET
Altoona, PA 16601
(814) 949-2416



Invoice For Certificate: CFI2019-0298

Date: 11/08/2019

Please remit payment to the City of Altoona, Department of
Finance, Suite 104, Altoona City Hall, 1301 12th Street,
Altoona, Pennsylvania 16601


GABLES LIMITED PARTNERSHIP
210 W PLANK RD
ALTOONA PA 16602-3014

Pay by Account In Full



Pay by Account In Full

\$ 480.00

Invoice Number	Certificate Numbe	Address	Amount Due
 00128148	CFI2019-0298	1331 12TH AVE	\$ 480.00
Fee Details: Quantity			Balance
120000.000 Fire Safety Inspection - Code Off			\$ 480.00
Total Amount Due			\$ 480.00

CITY OF ALTOONA



ALTOONA FIRE DEPARTMENT

FIRE ADMINISTRATION
1319 WASHINGTON AVE.
ALTOONA, PA. 16601-3139
TEL. (814) 949-2230
FAX: (814) 949-2245

ADAM C FREE
FIRE INSPECTOR
1319 WASHINGTON AVE
ALTOONA, PA 16601
TEL. (814) 949-3398

November 8, 2019

Gable's Building
1331 12th Avenue
Altoona PA 16601

On August 28, 2013, City Ordinance #5644 adopted the 2012 International Fire Code, which authorizes the City of Altoona Fire Department to conduct Fire Safety Inspections in occupancy's that are covered in this code.

On 10/4/2019 a Fire Safety Inspection was conducted at the above referred property. At the time of the inspection, the property did not meet the requirements of the City of Altoona Fire Prevention Code for a Type B - Business occupancy classification.

A Fire Safety Inspection Report will be emailed or mailed to you with all of the deficiencies found at this property. A re-inspection will be performed at your property in 30 days. You must contact the Inspector to schedule the re-inspection. If additional time is needed to correct violations you must contact the Fire Inspection office for approval.

Thank you for your cooperation in this matter. If you have any questions please call the inspections office at 814-949-3398.

Respectfully,

A handwritten signature in cursive script that reads "Adam C Free".

Adam Free
Fire Inspector

Fire Inspection 2 Year Certificate | CFI2019-0298**Property Information**

01.03-10.-054.00-000 1331 12TH AVE Subdivision:
 Altoona, PA 16601 Lot: Block:

Name Information

Holder: GABLES LIMITED PARTNERSHIP Phone: 8149414300
 Occupant: Phone:
 Responsible Party: GABLES LIMITED PARTNERSHIP Phone: 8149414300

Certificate Information

Date Issued: Date Expires: 10/31/2021 Status: Hold

Work Description:

Stipulations:

Fee Information

Standard Item	Fire Safety Inspection - Code Official	120,000.00
Fire & Safety Initial Inspection Justin Smithmyer		
Status:	Completed	Result: Violation(s)
Scheduled:	10/04/2019 01:00 PM	Completed: 11/08/2019 10:20 AM

Violations:

Uncorrected 2012 IFC 605.4 MULTI PLUG ADAPTERS, SUCH AS CUBE ADAPTERS, UN-FUSED PLUG STRIPS OR ANY OTHER DEVICE NOT COMPLYING WITH NFPA 70 SHALL BE PROHIBITED.??

INSPECTOR COMMENTS:

3RD FLOOR - (NOVA TECH) - THE FRIDGE AND MICROWAVE ARE BOTH PLUGGED INTO A MULTI-PLUG ADAPTER. BOTH APPLIANCES SHOULD BE PLUGGED DIRECTLY INTO THE OUTLET.

108 - A MULTI PLUG ADAPTER IS USE IN THE SUITE.

Uncorrected 2012 IFC 605.5 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.??

INSPECTOR COMMENTS:

3RD FLOOR (EVOLUTION) - EXTENSION CORDS ARE IN USE IN THE FOLLOWING LOCATIONS

1. REAR OF THE OFFICE RUNNING COMPUTER BY UTILITY ROOM.
2. RUN THROUGH THE WALL AT THE REAR OF THE OFFICE BY UTILITY ROOM.
3. RUN UNDER THE RUG TO THE FRONT DESKS.

2ND FLOOR (ROB Z SUITE) - EXTENSION CORDS ARE IN USED THROUGHTOUT THE SUITE. SURGE PROTECTORS WITH LONGER CORDS ARE A SAFER OPTION AS LONG AS SURGE PROTECTORS ARE NOT PLUGGED INTO OTHER SURGE PROTECTORS. EXTENSION CORDS ARE NOT PERMITTED TO SUPPLY POWER TO SURGE PROTECTORS.

1ST FLOOR

106 - EXTENSION CORDS ARE RUNNING THE MICROWAVE AND COFFEE MAKER

110 - SPACE HEATER IS BEING RUN ON AN EXTENSION CORD

ALTOONA SYMPHONY ORCHESTRA - EXTENSION CORDS ARE IN USE IN THE REAR OFFICE.

ALTOONA SYMPHONY ORCHESTRA STORAGE ENTRANCE - EXTENSION CORDS ARE IN USE IN THE ENTRYWAY.

Uncorrected

2012 IFC 605.3 WORKING SPACE AROUND ELECTRICAL SERVICE EQUIPMENT REQUIRED.??

INSPECTOR COMMENTS:

2ND FLOOR (CATALYST SPACE) - THE 2012 INTERNATIONAL FIRE CODE SECTION 605.3 DEFINES A WORKING SPACE AROUND ELECTRIC PANELS AS "NOT LESS THAN 30 INCHES IN WIDTH, 36 INCHES IN DEPTH AND 78 INCHES IN HEIGHT SHALL BE PROVIDED IN FRONT OF ELECTRICAL SERVICE EQUIPMENT. WHERE THE ELECTRICAL SERVICE EQUIPMENT IS WIDER THAN 30 INCHES THE WORKING SPACE SHALL NOT BE LESS THAN THE WIDTH OF THE EQUIPMENT. NO STORAGE OF ANY MATERTIALS SHALL BE LOCATED WITH THE DESIGNATED WORKING SPACE." ANY ITEMS IN THE "WORKING SPACE" IN THE STORAGE CLOSET SHALL BE REMOVED.

Uncorrected

2012 IFC 313.1 FUELED EQUIPMENT ...SHALL NOT BE STORED, OPERATED OR REPAIRED WITHIN A BUILDING.??

INSPECTOR COMMENTS:

2ND FLOOR (BEN FRANKLIN SPACE) - A LIQUID PROPANE TANK IS BEING STORED IN A CLOSET.

Uncorrected

2012 IFC 1104.4 WHERE EMERGENCY ILLUMINATION IS REQUIRED IN SECTION 1104.5, EXIT SIGNS SHALL BE VISIBLE UNDER EMERGENCY ILLUMINATION CONDITIONS. EXCEPTION: APPROVED SIGNS THAT PROVIDE CONTINUOUS ILLUMINATION INDEPENDENT OF EXTERNAL POWER SOURCES ARE NOT REQUIRED TO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM.??

INSPECTOR COMMENTS:

2ND FLOOR - EXIT SIGN (X2) TO THE PARKING GARAGE ARE IS NOT FUNCTIONING.

ALTOONA SYMPHONY ORCHESTRA STORAGE - THE ENTRYWAY DOOR SHALL HAVE AN EXIT SIGN INSTALLED TO INFORM OCCUPANTS OF THE LOCATION OF THE EXIT.

Uncorrected

2012 IFC 907.8 THE MAINTENANCE AND TESTING SCHEDULES AND PROCEDURES FOR FIRE ALARM AND FIRE DETECTION SYSTEMS SHALL BE IN ACCORDANCE WITH SECTIONS 907.8.1 THROUGH 907.8.5 AND NFPA 72. ??

INSPECTOR COMMENTS:

2ND FLOOR (CATALYST SPACE) - THERE IS A STROBE THAT IS BLOCKED NEAR THE POTTERY SPACE.

Uncorrected

2012 IFC 906.2 PORTABLE FIRE EXTINGUISHERS SHALL BE SELECTED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH THIS SECTION AND NFPA 10. ??

INSPECTOR COMMENTS:

2ND FLOOR (CATALYST SPACE) - THE FIRE EXTINGUISHERS IN THE FACILITY ARE IN NEED OF INSPECTION. FIRE EXTINGUISHERS SHALL BE INSPECTED BY A QUALIFIED AND CERTIFIED TECHNICIAN ON AN ANNUAL BASIS. PLEASE REFERENCE THE LIST ON THE CITY'S WEBSITE OF APPROVED SERVICE COMPANIES.

2ND FLOOR (BEN FRANKLIN SPACE) - THE FIRE EXTINGUISHER IN THE AIR HANDLER ROOM HAS BEEN DISCHARGED. A CERTIFIED TECHNICIAN IS REQUIRED TO REFILL THE EXTINGUISHER.

108 - THE FIRE EXTINGUISHER IN THE SUITE IS IN NEED OF INSPECTION BY A QUALIFIED AND CERTIFIED TECHNICIAN.

Uncorrected

2012 IFC 906.12 PORTABLE EXTINGUISHERS REQUIRED IN LOCATIONS AS REQUIRED IN SECTION 906.

INSPECTOR COMMENTS:

2ND FLOOR (SUITE 200) - A FIRE EXTINGUISHERS IS REQUIRED WITHIN THE SUITE. THE FIRE EXTINGUISHERS SHALL BE INSPECTED BY A QAULIFIED AND CERTIFIED TECHNICIAN ON AN ANNUAL BASIS.

ADELPHI STORAGE GARAGE - 2 FIRE EXTINGUISHERS SHALL BE INSTALLED IN THE ADELPHI GARAGE AND 1 FIRE EXTINGUISHER SHALL BE INSTALLED IN THE ADJACENT ROOM OFF THE GARAGE.

Uncorrected

IFC 506.2 ??

INSPECTOR COMMENTS: A KEY FOR THE MAINTENANCE ROOM IS REQUIRED TO BE PLACED IN THE KNOX BOX.

Uncorrected

MISCELLANEOUS CODE VIOLATIONS

INSPECTOR COMMENTS:

Uncorrected

2012 IFC 1104.5 THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES? ELECTRICAL SUPPLY.??

INSPECTOR COMMENTS:

4TH FLOOR - ALL EMERGENCY LIGHTS ON THE 4TH FLOOR SHALL BE MADE OPERATIONAL. (3 UNITS)

3RD FLOOR - (NOVA TECH) - THE EMERGENCY LIGHT ABOVE THE RECEPTION DESK IS IN NEED OF REPAIR. THIS LIGHT DID NOT FUNCTION WHEN TESTED.

2ND FLOOR (CATALYST SPACE) - THE EMERGENCY LIGHT IN THE HALLWAY BY THE STAIR DID NOT FUNCTION WHEN TESTED.

2ND FLOOR (BEN FRANKLIN SPACE) - THE EMERGENCY LIGHTS DID NOT FUNCTION WHEN TESTED.

2ND FLOOR (CATALYST COWORKING SPACE) - THE EMERGENCY LIGHTS DID NOT FUNCTION WHE TESTED.

ALTOONA SYMPHONY ORCHESTRA STORAGE - EMERGENCY LIGHTS SHALL BE INSTALLED THROUGHOUT THE STORAGE AREA. LIGHTS SHALL BE INSTALLED AT THE FRONT, MIDDLE AND REAR OF THE STORAGE AREA.

Uncorrected

2012 IFC 906.7 HAND-HELD PORTABLE FIRE EXTINGUISHERS, NOT HOUSED IN CABINETS, SHALL BE INSTALLED ON THE HANGERS OR BRACKETS SUPPLIED. HANGERS OR BRACKETS SHALL BE SECURELY ANCHORED TO THE MOUNTING SURFACE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.??

INSPECTOR COMMENTS: 4TH FLOOR - THE FIRE EXTINGUISHER ON THE STORAGE SIDE OF THE 4TH FLOOR SHALL BE HUNG ON A BRACKET. IT IS CURRENTLY SITTING ON A TABLE.

3RD FLOOR (EVOLUTION) - THE FIRE EXTINGUISHER IN THE REAR OF THE OFFICE SHALL BE HUNG ON A BRACKET. CURRENTLY IT IS SITTING ON THE FLOOR BY THE WATER COOLER.

1ST FLOOR (DEPIRO) - THE FIRE EXITNGUISHER IN THE FACILITY SHALL BE HUNG ON A BRACKET.

Uncorrected

IFC 2012 315.1 STORAGE SHALL BE IN ACCORDANCE WITH SECTIONS 315.2 THROUGH 315.4. ??

INSPECTOR COMMENTS:

3RD FLOOR - (NOVA TECH) - THE STORAGE IN THE FACILITY SHALL BE KEPT A MINIMUM OF 18 INCHES FROM THE CEILING AT ALL TIMES. CURRENTLY ITEMS NEED TO BE MOVED.

3RD FLOOR - (ALLEGHENY BALLETT) - THE STORAGE SHALL COMPLY WITH THE FOLLOWING INTERNATIONAL FIRE CODE SECTION - 315.3 - STORAGE OF MATERIALS IN BUILDINGS SHALL BE ORDERLY AND STACKS SHALL BE STABLE.

3RD FLOOR - (EVOLUTION) - THE STORAGE NEAR THE CONFERENCE ROOM AND THE ELECTRIC ROOM SHALL BE KEPT A MINIMUM DISTANCE OF 18 INCHES FROM THE CEILING.

Uncorrected

2012 IFC 1104.1 MEANS OF EGRESS IN EXISTING BUILDINGS SHALL COMPLY WITH THE MINIMUM EGRESS REQUIREMENTS WHEN SPECIFIED IN TABLE 1103.1 AS FURTHER ENUMERATED IN SECTIONS 1104.2 THROUGH 1104.23, AND THE BUILDING CODE THAT APPLIED AT THE TIME OF CONSTRUCTION. WHERE THE PROVISIONS OF THIS CHAPTER CONFLICT WITH THE BUILDING CODE THAT APPLIED AT THE TIME OF CONSTRUCTION, THE MOST RESTRICTIVE PROVISION SHALL APPLY.??

INSPECTOR COMMENTS: THE REAR HALLWAY SHALL BE EMPTIED TO ALLOW THE OCCUPANTS A WAY TO EXIT IN AN EMERGENCY. THE REAR EXIT SHALL BE KEPT CLEAR.

Uncorrected

2012 IFC 605.1 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. ??

INSPECTOR COMMENTS:

ALTOONA SYMPHONY ORCHESTRA - THERE IS A LARGE POWER STRIP PLUGGED INTO A SURGE PROTECTOR IN THE REAR OFFICE. THE POWER STRIP SHALL NOT BE PLUGGED INTO THE SURGE PROTECTOR AND IT IS RECOMMENDED THAT THE POWER STRIP NOT BE USED.

Uncorrected

2012 IFC 1103.5 AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED IN EXISTING BUILDINGS IN ACCORDANCE WITH SECTIONS 1103.5.1 AND 1103.5.2.??

INSPECTOR COMMENTS:

M&T BASEMENT BATHROOM - 2 SPRINKLER HEADS ARE EXTREMELY CORRODED AND MAY NOT OPERATE IN THE EVENT OF A FIRE. PLEASE CONTACT YOUR SPRINKLER SERVICE COMPANY TO HAVE THOSE SPRINKLER HEADS REPLACED.

Uncorrected

2012 IFC 901.6 FIRE DETECTION, ALARM, AND EXTINGUISHING SYSTEMS, MECHANICAL SMOKE EXHAUST SYSTEMS, AND SMOKE AND HEAT VENTS SHALL BE MAINTAINED IN AN OPERATIVE CONDITION AT ALL TIMES, AND SHALL BE REPLACED OR REPAIRED WHERE DEFECTIVE. ??

INSPECTOR COMMENTS: THE SMOKE DETECTION SYSTEM IS IN NEED OF INSPECTION BY A QUALIFIED AND CERTIFIED TECHNICIAN ON AN ANNUAL BASIS.

IF THE SYSTEM HAS BEEN INSPECTED WITHIN THE LAST 12 MONTHS PLEASE FORWARD THE INSPECTION RESULTS TO THE FIRE INSPECTORS OFFICE OR HAVE THEM AVAILABLE AT THE NEXT SCHEDULED INSPECTION.

Uncorrected

2012 IFC 605.3.1 DOORS INTO ELECTRICAL CONTROL PANEL ROOMS SHALL BE MARKED WITH A PLAINLY VISIBLE AND LEGIBLE SIGN STATING ELECTRICAL ROOM OR SIMILAR APPROVED WORDING. THE DISCONNECTING MEANS FOR EACH SERVICE, FEEDER OR BRANCH CIRCUIT ORIGINATING ON A SWITCHBOARD OR PANEL- BOARD SHALL BE LEGIBLY AND DURABLY MARKED TO INDICATE ITS PURPOSE UNLESS SUCH PURPOSE IS CLEARLY EVIDENT.??

INSPECTOR COMMENTS: THE MAINTENANCE ROOM SHALL HAVE A SIGN ATTACHED TO THE DOOR DESIGNATING IT THE MAINTENANCE ROOM.

Uncorrected

IFC 904.4

INSPECTOR COMMENTS:

1ST FLOOR (LAUNCH BOX) - THE CONFERENCE ROOM HAS A SIGN BLOCKING A PULL STATION. THIS SIGN SHALL MOVED TO MAKE THE PULL STATION MORE ACCESSIBLE.

2012 IFC 1030.1 THE MEANS OF EGRESS FOR BUILDINGS OR PORTIONS THEREOF SHALL BE MAINTAINED IN ACCORDANCE WITH THIS SECTION.

INSPECTOR COMMENTS:

1ST FLOOR (LAUNCH BOX) - CURRENTLY AN EXIT IS MARKED IN THE CONFERENCE ROOM TO DIRECT OCCUPANTS THROUGH THE MAINTENANCE ROOM.

2012 IFC 1014.2 - EGRESS THROUGH INTERVENING SPACES SHALL COMPLY WITH THIS SECTION.

1. EGRESS FROM A ROOM OR SPACE SHALL NOT PASS THROUGH ADJOINING OR INTERVENING ROOMS OR AREAS, EXCEPT WHERE SUCH ADJOINING ROOMS OR AREAS AND THE AREA SERVED ARE ACCESSORY TO ONE OR THE OTHER, ARE NOT A GROUP H OCCUPANCY AND PROVIDED A DISCERNIBLE PATH OF EGRESS TRAVEL TO AN EXIT

EXCEPTION: MEANS OF EGRESS ARE NOT PROHIBITED THROUGH ADJOINING OR INTERVENING ROOMS OR SPACES IN A GROUP H, S OR F OCCUPANCY WHEN THE ADJOINING OR INTERVENING ROOMS OR SPACES ARE THE SAME OR LESSER HAZARD OCCUPANCY GROUP.

2. AN EXIT ACCESS SHALL NOT PASS THROUGH A ROOM THAT CAN LOCKED TO PREVENT EGRESS.

3. MEANS OF EGRESS FROM DWELLING UNITS OR SLEEPING AREAS SHALL NOT LEAD THROUGH OTHER SLEEPING AREAS, TOILET ROOMS OR BATHROOMS.

4. EGRESS SHALL NOT PASS THROUGH KITCHENS, STORAGE ROOMS, CLOSET OR SPACES USED FOR SIMILAR PURPOSES.



Justin Smithmyer <jsmithmyer@altoonapa.gov>

Gable fire inspection

Dave McNelly <dmcnelly@lawruk.net>
To: Justin Smithmyer <jsmithmyer@altoonapa.gov>
Cc: Adam Free <afree@altoonapa.gov>

Tue, Jan 28, 2020 at 8:34 PM

Justin

Thanks , I will have Liberty Fire Solutions make the needed repairs. I'll let you know when they will be completed.

Dave McNelly
Lawruk Real Estate
210 w Plank rd
Altoona Pa 16602
[Quoted text hidden]



Justin Smithmyer <jsmithmyer@altoonapa.gov>

Gable fire inspection

Dave McNelly <dmcnelly@lawruk.net>

Tue, Jan 28, 2020 at 2:40 PM

To: jsmithmyer@altoonapa.gov

Cc: Lawruk Dan <DLawruk@lawruk.net>, SGardner@lawruk.net

Justin

The 2 sprinkler heads in the basement are not tied in the sprinkler. There may have been issues with those 2 and were eliminated for that space. When, I don't know. I need to know what is required for that section.

The sprinkler heads that need lowered in M&t space have not been done yet. We didn't receive that deficiency. It was only sent to m&t. I only heard about it from Brian after he rescheduled for inspection.

Liberty Fire Solutions have been here for both issues.

Any questions let me know.

Dave McNelly
Lawruk Real Estate
210 w Plank rd
Altoona Pa 16602



Justin Smithmyer <jsmithmyer@altoonapa.gov>

Gable fire inspection

Justin Smithmyer <jsmithmyer@altoonapa.gov>
To: Dave McNelly <dmcnelly@lawruk.net>
Cc: Adam Free <afree@altoonapa.gov>

Tue, Jan 28, 2020 at 4:28 PM

Dave,

Those sprinkler heads could only be removed from the entire fire protection system coverage if it was done by a certified design professional. If no documentation is on file regarding why the system was altered, then the system must be restored as originally designed. Please see the code section below. I apologize you were not made aware of the M&T sprinkler issues. I can make adjustments to the inspection date if needed.

2012 IFC 901.4 Installation - Fire protection system shall be maintained in accordance with the original installation standard for that system. Required systems shall be extended, altered or augmented as necessary to maintain and continue protection whenever the building is altered, remodeled or added to. Alterations to fire protection systems shall be done in accordance with applicable standards.

Respectfully,

Justin Smithmyer
Inspector
Altoona Fire Dept.
814-947-4813
jsmithmyer@altoonapa.gov

[Quoted text hidden]



Justin Smithmyer <jsmithmyer@altoonapa.gov>

Gable fire inspection

Justin Smithmyer <jsmithmyer@altoonapa.gov>
To: Dave McNelly <dmcnelly@lawruk.net>

Fri, Jan 31, 2020 at 2:56 PM

Dave

The dates that I could do a re-inspection for Gables are below. If you wish to spread it out maybe a floor or two at a time that works for me. Let me know what works for you.

February 4, 2020 at 2:30PM

February 14, 2020 at 2:30PM

February 21, 2020 at 10:15AM

Respectfully,

Justin Smithmyer
Inspector
Altoona Fire Dept.
814-947-4813
jsmithmyer@altoonapa.gov

[Quoted text hidden]



Justin Smithmyer <jsmithmyer@altoonapa.gov>

Inspection at Gables Building

Justin Smithmyer <jsmithmyer@altoonapa.gov>
To: "Weyant, Brian" <bweyant@mtb.com>

Mon, Feb 3, 2020 at 8:53 AM

Brian,

The emergency light side of the report has been completed. Due to the sprinkler work still outstanding I have to mark the report as incomplete. I know that Dave McNelly is working on the sprinkler system. Once the sprinkler work is complete then I can clear the report.

Respectfully,

Justin Smithmyer
Inspector
Altoona Fire Dept.
814-947-4813
jsmithmyer@altoonapa.gov

[Quoted text hidden]



Justin Smithmyer <jsmithmyer@altoonapa.gov>

Inspection at Gables Building

Weyant, Brian <bweyant@mtb.com>
To: Justin Smithmyer <jsmithmyer@altoonapa.gov>

Mon, Feb 3, 2020 at 5:04 PM

I understand thanks.

From: Justin Smithmyer <jsmithmyer@altoonapa.gov>
Date: February 3, 2020 at 8:53:52 AM EST
To: Weyant, Brian <bweyant@mtb.com>
Subject: Re: Inspection at Gables Building

External Email: Use caution & trust the source before clicking links or opening attachments.

[Quoted text hidden]



Justin Smithmyer <jsmithmyer@altoonapa.gov>

Gable fire inspection

Dave McNelly <dmcnelly@lawruk.net>
To: Justin Smithmyer <jsmithmyer@altoonapa.gov>

Wed, Feb 5, 2020 at 3:13 PM

Justin
I will schedule for 14th & 21 st.

Dave McNelly
Lawruk Real Estate
210 w Plank rd
Altoona Pa 16602
[Quoted text hidden]



Justin Smithmyer <jsmithmyer@altoonapa.gov>

Gable fire inspection

Justin Smithmyer <jsmithmyer@altoonapa.gov>
To: Dave McNelly <dmcnelly@lawruk.net>

Fri, Feb 7, 2020 at 5:18 PM

Dave

Sounds good, thank you.

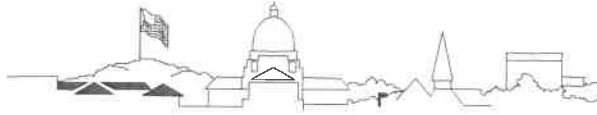
Respectfully,

Justin Smithmyer
Inspector
Altoona Fire Dept.
814-947-4813
jsmithmyer@altoonapa.gov

[Quoted text hidden]

CITY OF ALTOONA

FIRE ADMINISTRATION
1319 WASHINGTON AVE.
ALTOONA, PA. 16601-3139
TEL. (814) 949-2230
FAX: (814) 949-2245



ADAM C. FREE
FIRE INSPECTOR
1319 WASHINGTON AVE
ALTOONA, PA 16601
TEL. (814) 949-3398

ALTOONA FIRE DEPARTMENT

GABLES LIMITED PARTNERSHIP
210 W PLANK RD
ALTOONA, PA 16602-3014

Dear Business Owner or Manager,

On August 28, 2013, City Ordinance #5644 adopted the 2012 International Fire Code, which authorizes the City of Altoona Fire Department to conduct Fire Safety Inspections in occupancies that are covered in this code.

On 02/14/2020 a Fire Safety Re-Inspection was conducted at the above referred property. At the time of the re-inspection, the property still did not meet the requirements of the City of Altoona Fire Prevention Code.

An additional Fire Safety Inspection Report will be provided to you with all of the deficiencies found at this property. **Your next re-inspection is scheduled:**

February 21, 2020 10:15 AM

Thank you for your cooperation in this matter. If you have any questions please call the inspections office at 814-949-3398.

Respectfully,

A handwritten signature in cursive script that reads "Adam C Free".

Adam Free
Fire Inspector

Uncorrected

2012 IFC 605.5 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.??

INSPECTOR COMMENTS:

3RD FLOOR (EVOLUTION) - EXTENSION CORDS ARE IN USE IN THE FOLLOWING LOCATIONS

1. REAR OF THE OFFICE RUNNING COMPUTER BY UTILITY ROOM.
2. RUN THROUGH THE WALL AT THE REAR OF THE OFFICE BY UTILITY ROOM.
3. RUN UNDER THE RUG TO THE FRONT DESKS.

2ND FLOOR (ROB Z SUITE) - EXTENSION CORDS ARE IN USED THROUGHTOUT THE SUITE. SURGE PROTECTORS WITH LONGER CORDS ARE A SAFER OPTION AS LONG AS SURGE PROTECTORS ARE NOT PLUGGED INTO OTHER SURGE PROTECTORS. EXTENSION CORDS ARE NOT PERMITTED TO SUPPLY POWER TO SURGE PROTECTORS.

1ST FLOOR

106 - EXTENSION CORDS ARE RUNNING THE MICROWAVE AND COFFEE MAKER

110 - SPACE HEATER IS BEING RUN ON AN EXTENSION CORD

ALTOONA SYMPHONY ORCHESTRA - EXTENSION CORDS ARE IN USE IN THE REAR OFFICE.

ALTOONA SYMPHONY ORCHESTRA STORAGE ENTRANCE - EXTENSION CORDS ARE IN USE IN THE ENTRYWAY.

Corrected

2012 IFC 605.3 WORKING SPACE AROUND ELECTRICAL SERVICE EQUIPMENT REQUIRED.??

INSPECTOR COMMENTS:

2ND FLOOR (CATALYST SPACE) - THE 2012 INTERNATIONAL FIRE CODE SECTION 605.3 DEFINES A WORKING SPACE AROUND ELECTRIC PANELS AS "NOT LESS THAN 30 INCHES IN WIDTH, 36 INCHES IN DEPTH AND 78 INCHES IN HEIGHT SHALL BE PROVIDED IN FRONT OF ELECTRICAL SERVICE EQUIPMENT. WHERE THE ELECTRICAL SERVICE EQUIPMENT IS WIDER THAN 30 INCHES THE WORKING SPACE SHALL NOT BE LESS THAN THE WIDTH OF THE EQUIPMENT. NO STORAGE OF ANY MATERTIALS SHALL BE LOCATED WITH THE DESIGNATED WORKING SPACE." ANY ITEMS IN THE "WORKING SPACE" IN THE STORAGE CLOSET SHALL BE REMOVED.

Corrected

2012 IFC 313.1 FUELED EQUIPMENT ...SHALL NOT BE STORED, OPERATED OR REPAIRED WITHIN A BUILDING.??

INSPECTOR COMMENTS:

2ND FLOOR (BEN FRANKLIN SPACE) - A LIQUID PROPANE TANK IS BEING STORED IN A CLOSET.

Corrected

2012 IFC 1104.4 WHERE EMERGENCY ILLUMINATION IS REQUIRED IN SECTION 1104.5, EXIT SIGNS SHALL BE VISIBLE UNDER EMERGENCY ILLUMINATION CONDITIONS. EXCEPTION: APPROVED SIGNS THAT PROVIDE CONTINUOUS ILLUMINATION INDEPENDENT OF EXTERNAL POWER SOURCES ARE NOT REQUIRED TO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM.??

INSPECTOR COMMENTS:

2ND FLOOR - EXIT SIGN (X2) TO THE PARKING GARAGE ARE IS NOT FUNCTIONING.

ALTOONA SYMPHONY ORCHESTRA STORAGE - THE ENTRYWAY DOOR SHALL HAVE AN EXIT SIGN INSTALLED TO INFORM OCCUPANTS OF THE LOCATION OF THE EXIT.

Corrected

2012 IFC 907.8 THE MAINTENANCE AND TESTING SCHEDULES AND PROCEDURES FOR FIRE ALARM AND FIRE DETECTION SYSTEMS SHALL BE IN ACCORDANCE WITH SECTIONS 907.8.1 THROUGH 907.8.5 AND NFPA 72. ??

INSPECTOR COMMENTS:

2ND FLOOR (CATALYST SPACE) - THERE IS A STROBE THAT IS BLOCKED NEAR THE POTTERY SPACE.

Corrected	<p>2012 IFC 906.2 PORTABLE FIRE EXTINGUISHERS SHALL BE SELECTED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH THIS SECTION AND NFPA 10. ??</p> <p>INSPECTOR COMMENTS:</p> <p>2ND FLOOR (CATALYST SPACE) - THE FIRE EXTINGUISHERS IN THE FACILITY ARE IN NEED OF INSPECTION. FIRE EXTINGUISHERS SHALL BE INSPECTED BY A QUALIFIED AND CERTIFIED TECHNICIAN ON AN ANNUAL BASIS. PLEASE REFERENCE THE LIST ON THE CITY'S WEBSITE OF APPROVED SERVICE COMPANIES.</p> <p>2ND FLOOR (BEN FRANKLIN SPACE) - THE FIRE EXTINGUISHER IN THE AIR HANDLER ROOM HAS BEEN DISCHARGED. A CERTIFIED TECHNICIAN IS REQUIRED TO REFILL THE EXTINGUISHER.</p> <p>108 - THE FIRE EXTINGUISHER IN THE SUITE IS IN NEED OF INSPECTION BY A QUALIFIED AND CERTIFIED TECHNICIAN.</p>
Uncorrected	<p>2012 IFC 906.12 PORTABLE EXTINGUISHERS REQUIRED IN LOCATIONS AS REQUIRED IN SECTION 906.</p> <p>INSPECTOR COMMENTS:</p> <p>2ND FLOOR (SUITE 200) - A FIRE EXTINGUISHER IS REQUIRED WITHIN THE SUITE. THE FIRE EXTINGUISHERS SHALL BE INSPECTED BY A QUALIFIED AND CERTIFIED TECHNICIAN ON AN ANNUAL BASIS.</p> <p>ADELPHI STORAGE GARAGE - 2 FIRE EXTINGUISHERS SHALL BE INSTALLED IN THE ADELPHI GARAGE AND 1 FIRE EXTINGUISHER SHALL BE INSTALLED IN THE ADJACENT ROOM OFF THE GARAGE.</p>
Corrected	<p>IFC 506.2 ??</p> <p>INSPECTOR COMMENTS: A KEY FOR THE MAINTENANCE ROOM IS REQUIRED TO BE PLACED IN THE KNOX BOX.</p>
Corrected	<p>MISCELLANEOUS CODE VIOLATIONS</p> <p>INSPECTOR COMMENTS:</p>
Corrected	<p>2012 IFC 1104.5 THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES? ELECTRICAL SUPPLY.??</p> <p>INSPECTOR COMMENTS:</p> <p>4TH FLOOR - ALL EMERGENCY LIGHTS ON THE 4TH FLOOR SHALL BE MADE OPERATIONAL. (3 UNITS)</p> <p>3RD FLOOR - (NOVA TECH) - THE EMERGENCY LIGHT ABOVE THE RECEPTION DESK IS IN NEED OF REPAIR. THIS LIGHT DID NOT FUNCTION WHEN TESTED.</p> <p>2ND FLOOR (CATALYST SPACE) - THE EMERGENCY LIGHT IN THE HALLWAY BY THE STAIR DID NOT FUNCTION WHEN TESTED.</p> <p>2ND FLOOR (BEN FRANKLIN SPACE) - THE EMERGENCY LIGHTS DID NOT FUNCTION WHEN TESTED.</p> <p>2ND FLOOR (CATALYST COWORKING SPACE) - THE EMERGENCY LIGHTS DID NOT FUNCTION WHE TESTED.</p> <p>ALTOONA SYMPHONY ORCHESTRA STORAGE - EMERGENCY LIGHTS SHALL BE INSTALLED THROUGHOUT THE STORAGE AREA. LIGHTS SHALL BE INSTALLED AT THE FRONT, MIDDLE AND REAR OF THE STORAGE AREA.</p>
Corrected	<p>2012 IFC 906.7 HAND-HELD PORTABLE FIRE EXTINGUISHERS, NOT HOUSED IN CABINETS, SHALL BE INSTALLED ON THE HANGERS OR BRACKETS SUPPLIED. HANGERS OR BRACKETS SHALL BE SECURELY ANCHORED TO THE MOUNTING SURFACE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.??</p> <p>INSPECTOR COMMENTS: 4TH FLOOR - THE FIRE EXTINGUISHER ON THE STORAGE SIDE OF THE 4TH FLOOR SHALL BE HUNG ON A BRACKET. IT IS CURRENTLY SITTING ON A TABLE.</p> <p>3RD FLOOR (EVOLUTION) - THE FIRE EXTINGUISHER IN THE REAR OF THE OFFICE SHALL BE HUNG ON A BRACKET. CURRENTLY IT IS SITTING ON THE FLOOR BY THE WATER COOLER.</p> <p>1ST FLOOR (DEPIRO) - THE FIRE EXITNGUISHER IN THE FACILITY SHALL BE HUNG ON A BRACKET.</p>

Uncorrected

IFC 2012 315.1 STORAGE SHALL BE IN ACCORDANCE WITH SECTIONS 315.2 THROUGH 315.4. ??

INSPECTOR COMMENTS:

3RD FLOOR - (NOVA TECH) - THE STORAGE IN THE FACILITY SHALL BE KEPT A MINIMUM OF 18 INCHES FROM THE CEILING AT ALL TIMES. CURRENTLY ITEMS NEED TO BE MOVED.

3RD FLOOR - (ALLEGHENY BALLET) - THE STORAGE SHALL COMPLY WITH THE FOLLOWING INTERNATIONAL FIRE CODE SECTION - 315.3 - STORAGE OF MATERIALS IN BUILDINGS SHALL BE ORDERLY AND STACKS SHALL BE STABLE.

3RD FLOOR - (EVOLUTION) - THE STORAGE NEAR THE CONFERENCE ROOM AND THE ELECTRIC ROOM SHALL BE KEPT A MINIMUM DISTANCE OF 18 INCHES FROM THE CEILING.

Corrected

2012 IFC 1104.1 MEANS OF EGRESS IN EXISTING BUILDINGS SHALL COMPLY WITH THE MINIMUM EGRESS REQUIREMENTS WHEN SPECIFIED IN TABLE 1103.1 AS FURTHER ENUMERATED IN SECTIONS 1104.2 THROUGH 1104.23, AND THE BUILDING CODE THAT APPLIED AT THE TIME OF CONSTRUCTION. WHERE THE PROVISIONS OF THIS CHAPTER CONFLICT WITH THE BUILDING CODE THAT APPLIED AT THE TIME OF CONSTRUCTION, THE MOST RESTRICTIVE PROVISION SHALL APPLY.??

INSPECTOR COMMENTS: THE REAR HALLWAY SHALL BE EMPTIED TO ALLOW THE OCCUPANTS A WAY TO EXIT IN AN EMERGENCY. THE REAR EXIT SHALL BE KEPT CLEAR.

Corrected

2012 IFC 605.1 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. ??

INSPECTOR COMMENTS:

ALTOONA SYMPHONY ORCHESTRA - THERE IS A LARGE POWER STRIP PLUGGED INTO A SURGE PROTECTOR IN THE REAR OFFICE. THE POWER STRIP SHALL NOT BE PLUGGED INTO THE SURGE PROTECTOR AND IT IS RECOMMENDED THAT THE POWER STRIP NOT BE USED.

Uncorrected

2012 IFC 1103.5 AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED IN EXISTING BUILDINGS IN ACCORDANCE WITH SECTIONS 1103.5.1 AND 1103.5.2.??

INSPECTOR COMMENTS:

M&T BASEMENT BATHROOM - 2 SPRINKLER HEADS ARE EXTREMELY CORRODED AND MAY NOT OPERATE IN THE EVENT OF A FIRE. PLEASE CONTACT YOUR SPRINKLER SERVICE COMPANY TO HAVE THOSE SPRINKLER HEADS REPLACED.

Uncorrected

2012 IFC 901.6 FIRE DETECTION, ALARM, AND EXTINGUISHING SYSTEMS, MECHANICAL SMOKE EXHAUST SYSTEMS, AND SMOKE AND HEAT VENTS SHALL BE MAINTAINED IN AN OPERATIVE CONDITION AT ALL TIMES, AND SHALL BE REPLACED OR REPAIRED WHERE DEFECTIVE. ??

INSPECTOR COMMENTS: THE SMOKE DETECTION SYSTEM IS IN NEED OF INSPECTION BY A QUALIFIED AND CERTIFIED TECHNICIAN ON AN ANNUAL BASIS.

IF THE SYSTEM HAS BEEN INSPECTED WITHIN THE LAST 12 MONTHS PLEASE FORWARD THE INSPECTION RESULTS TO THE FIRE INSPECTORS OFFICE OR HAVE THEM AVAILABLE AT THE NEXT SCHEDULED INSPECTION.

Corrected

2012 IFC 605.3.1 DOORS INTO ELECTRICAL CONTROL PANEL ROOMS SHALL BE MARKED WITH A PLAINLY VISIBLE AND LEGIBLE SIGN STATING ELECTRICAL ROOM OR SIMILAR APPROVED WORDING. THE DISCONNECTING MEANS FOR EACH SERVICE, FEEDER OR BRANCH CIRCUIT ORIGINATING ON A SWITCHBOARD OR PANEL- BOARD SHALL BE LEGIBLY AND DURABLY MARKED TO INDICATE ITS PURPOSE UNLESS SUCH PURPOSE IS CLEARLY EVIDENT.??

INSPECTOR COMMENTS: THE MAINTENANCE ROOM SHALL HAVE A SIGN ATTACHED TO THE DOOR DESIGNATING IT THE MAINTENANCE ROOM.

Corrected

IFC 904.4

INSPECTOR COMMENTS:

1ST FLOOR (LAUNCH BOX) - THE CONFERENCE ROOM HAS A SIGN BLOCKING A PULL STATION. THIS SIGN SHALL MOVED TO MAKE THE PULL STATION MORE ACCESSIBLE.

Corrected

2012 IFC 1030.1 THE MEANS OF EGRESS FOR BUILDINGS OR PORTIONS THEREOF SHALL BE MAINTAINED IN ACCORDANCE WITH THIS SECTION.

INSPECTOR COMMENTS:

1ST FLOOR (LAUNCH BOX) - CURRENTLY AN EXIT IS MARKED IN THE CONFERENCE ROOM TO DIRECT OCCUPANTS THROUGH THE MAINTENANCE ROOM.

2012 IFC 1014.2 - EGRESS THROUGH INTERVENING SPACES SHALL COMPLY WITH THIS SECTION.

1. EGRESS FROM A ROOM OR SPACE SHALL NOT PASS THROUGH ADJOINING OR INTERVENING ROOMS OR AREAS, EXCEPT WHERE SUCH ADJOINING ROOMS OR AREAS AND THE AREA SERVED ARE ACCESSORY TO ONE OR THE OTHER, ARE NOT A GROUP H OCCUPANCY AND PROVIDED A DISCERNIBLE PATH OF EGRESS TRAVEL TO AN EXIT

EXCEPTION: MEANS OF EGRESS ARE NOT PROHIBITED THROUGH ADJOINING OR INTERVENING ROOMS OR SPACES IN A GROUP H, S OR F OCCUPANCY WHEN THE ADJOINING OR INTERVENING ROOMS OR SPACES ARE THE SAME OR LESSER HAZARD OCCUPANCY GROUP.

2. AN EXIT ACCESS SHALL NOT PASS THROUGH A ROOM THAT CAN LOCKED TO PREVENT EGRESS.

3. MEANS OF EGRESS FROM DWELLING UNITS OR SLEEPING AREAS SHALL NOT LEAD THROUGH OTHER SLEEPING AREAS, TOILET ROOMS OR BATHROOMS.

4. EGRESS SHALL NOT PASS THROUGH KITCHENS, STORAGE ROOMS, CLOSET OR SPACES USED FOR SIMILAR PURPOSES.



Justin Smithmyer <jsmithmyer@altoonapa.gov>

Gables Inspection

Justin Smithmyer <jsmithmyer@altoonapa.gov>
To: Dave McNelly <dmcnelly@lawruk.net>

Mon, Jun 15, 2020 at 2:42 PM







Dave,

Attached are the completed inspection reports for both Gables and the M&T side of the building. I will forward a copy of the M&T report to Brian as well. Thank you for your cooperation.

Respectfully,

Justin Smithmyer
Asst. Fire Inspector
Altoona Fire Department
Office: 814-947-4813
jsmithmyer@altoonapa.gov

6 attachments

-  **6-15-20 Gables Re-Inspection PASS.pdf** ✓
46K
-  **2019 Gables Certificate.pdf**
102K
-  **6-15-20 Gables Re-Inspection Compliance Letter.rtf** ✓
767K
-  **6-15-20 M&T Re-Inspection PASS.pdf**
45K
-  **2019 M&T Certificate.pdf**
102K
-  **6-15-20 M&T Re-Inspection Compliance Letter.rtf** ✓
767K

Fire Inspection 2 Year Certificate | CFI2019-0298

Property Information

01.03-10..-054.00-000 1331 12TH AVE Subdivision:
Altoona, PA 16601 Lot: Block:

Name Information

Holder: GABLES LIMITED PARTNERSHIP Phone: 8149414300
Occupant: Phone:
Responsible Party: GABLES LIMITED PARTNERSHIP Phone: 8149414300

Certificate Information

Date Issued: 06/15/2020 Date Expires: 10/31/2021 Status: Certified

Work Description:

Stipulations:

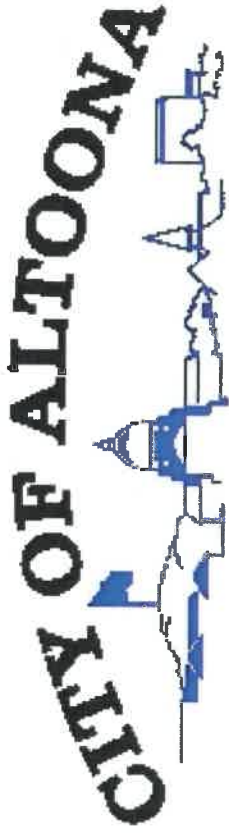
Fee Information

Standard Item	Fire Safety Inspection - Code Official	120,000.00
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Fire & Safety Reinspection Inspection | Justin Smithmyer

Status:	Completed	Result:	Complied
Scheduled:	06/15/2020 02:00 PM	Completed:	06/15/2020 02:35 PM

ALTOONA FIRE DEPARTMENT



1319 Washington Avenue
Altoona, PA 16601
(814) 949-2230

FIRE SAFETY INSPECTION CERTIFICATE

GABLES LIMITED PARTNERSHIP
1331 12TH AVE

**Has passed the required 2-Year Fire Safety Inspection
for the City of Altoona
enacted by Ordinance # 5644**

Effective Date: 06/15/2020

Expiration Date: 10/31/2021

Adam C Free

Adam C. Free, Fire Inspector

06/15/2020

Date

CITY OF ALTOONA

FIRE ADMINISTRATION
1319 WASHINGTON AVE.
ALTOONA, PA. 16601-3139
TEL. (814) 949-2230
FAX: (814) 949-2245



JUSTIN SMITHMYER
ASST. FIRE INSPECTOR
1319 WASHINGTON AVE
ALTOONA, PA 16601
TEL. (814) 947-4813

ALTOONA FIRE DEPARTMENT

GABLES LIMITED PARTNERSHIP
210 W PLANK RD
ALTOONA, PA 16602-3014

Dear Business Owner or Manager,

On 06/15/2020 a Fire Safety Re-Inspection was conducted at the above-referred property. At the time of the re-inspection, the property was found to comply with the City Altoona Fire Prevention Code. No further actions are needed at this time. A Certificate will be issued upon payment of inspection.

Thank you for your cooperation in this matter. If you have any questions please call the inspections office at 814 947-4813.

Respectfully,

A handwritten signature in blue ink, appearing to read "Justin Smithmyer".

Justin Smithmyer
Asst. Fire Inspector
City of Altoona

Fire Inspection 2 Year Certificate | CFI2019-0260

Property Information

01.03-10...-075.01-000 1328 11TH AVE Subdivision:
Altoona, PA 16601 Lot: Block:

Name Information

Holder: M&T Bank Building Phone:
Occupant: Phone:
Responsible Party: M&T Bank Building Phone:

Certificate Information

Date Issued: 06/15/2020 Date Expires: 08/31/2021 Status: Certified

Work Description:

Stipulations:

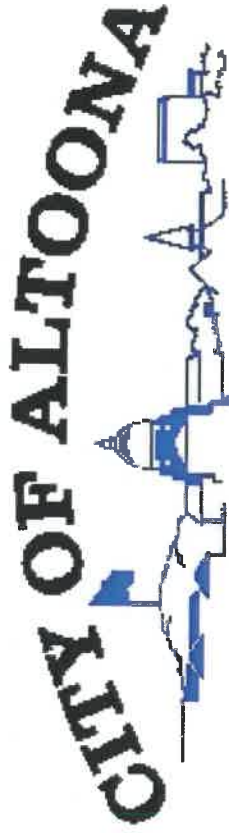
Fee Information

Standard Item	Fire Safety Inspection - Code Official	25,001.00
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Fire & Safety Reinspection Inspection | Justin Smithmyer

Status:	Completed	Result:	Complied
Scheduled:	06/15/2020 01:30 PM	Completed:	06/15/2020 02:31 PM

ALTOONA FIRE DEPARTMENT



1319 Washington Avenue
Altoona, PA 16601
(814) 949-2230

FIRE SAFETY INSPECTION CERTIFICATE

M&T Bank Building
1328 11TH AVE

**Has passed the required 2-Year Fire Safety Inspection
for the City of Altoona
enacted by Ordinance # 5644**

Effective Date: 06/15/2020

Expiration Date: 08/31/2021

Adam C Free

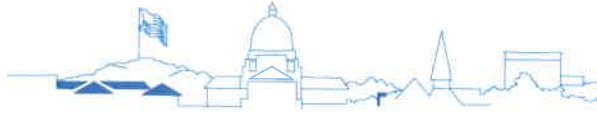
Adam C. Free, Fire Inspector

06/15/2020

Date

CITY OF ALTOONA

FIRE ADMINISTRATION
1319 WASHINGTON AVE.
ALTOONA, PA. 16601-3139
TEL. (814) 949-2230
FAX: (814) 949-2245



ALTOONA FIRE DEPARTMENT

JUSTIN SMITHMYER
ASST. FIRE INSPECTOR
1319 WASHINGTON AVE
ALTOONA, PA 16601
TEL. (814) 947-4813

M&T Bank Building
1328 11TH AVE
Altoona, PA 16601

Dear Business Owner or Manager,

On 06/15/2020 a Fire Safety Re-Inspection was conducted at the above-referred property. At the time of the re-inspection, the property was found to comply with the City Altoona Fire Prevention Code. No further actions are needed at this time. A Certificate will be issued upon payment of inspection.

Thank you for your cooperation in this matter. If you have any questions please call the inspections office at 814 947-4813.

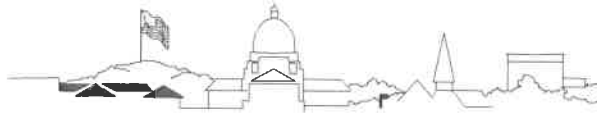
Respectfully,

A handwritten signature in blue ink, appearing to read "Justin Smithmyer".

Justin Smithmyer
Asst. Fire Inspector
City of Altoona

CITY OF ALTOONA

FIRE ADMINISTRATION
1319 WASHINGTON AVE.
ALTOONA, PA. 16601-3139
TEL. (814) 949-2230
FAX: (814) 949-2245



JUSTIN SMITHMYER
ASST. FIRE INSPECTOR
1319 WASHINGTON AVE
ALTOONA, PA 16601
TEL. (814) 947-4813

ALTOONA FIRE DEPARTMENT

GABLES LIMITED PARTNERSHIP
210 W PLANK RD
ALTOONA, PA 16602-3014

Dear Business Owner or Manager,

On 06/15/2020 a Fire Safety Re-Inspection was conducted at the above-referred property. At the time of the re-inspection, the property was found to comply with the City Altoona Fire Prevention Code. No further actions are needed at this time. A Certificate will be issued upon payment of inspection.

Thank you for your cooperation in this matter. If you have any questions please call the inspections office at 814 947-4813.

Respectfully,

A handwritten signature in black ink, appearing to read "Justin Smithmyer".

Justin Smithmyer
Asst. Fire Inspector
City of Altoona

Fire Inspection 2 Year Certificate | CFI2019-0298

Property Information

01.03-10..-054.00-000 1331 12TH AVE Subdivision:
Altoona, PA 16601 Lot: Block:

Name Information

Holder: GABLES LIMITED PARTNERSHIP Phone: 8149414300
Occupant: Phone:
Responsible Party: GABLES LIMITED PARTNERSHIP Phone: 8149414300

Certificate Information

Date Issued: 06/15/2020 Date Expires: 10/31/2021 Status: Certified

Work Description:

Stipulations:

Fee Information

Standard Item	Fire Safety Inspection - Code Official	120,000.00
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Fire & Safety Reinspection Inspection | Justin Smithmyer

Status:	Completed	Result:	Complied
Scheduled:	06/15/2020 02:00 PM	Completed:	06/15/2020 02:35 PM



Justin Smithmyer <jsmithmyer@altoonapa.gov>

M&T at Gables Inspection

Justin Smithmyer <jsmithmyer@altoonapa.gov>

Thu, Aug 26, 2021 at 3:22 PM

To: kwalter@lawruk.net, "Weyant, Brian" <bweyant@mtb.com>, Dave McNelly <dmcnelly@lawruk.net>

Good Afternoon,

I have attached the Fire Safety Inspection Report and Letter of Compliance for your facility located at 1332 11th Avenue in the City of Altoona. When the payment of the invoice is received by the City Finance Department, your certificate(s) will be issued.

If you have any questions please do not hesitate to contact me at the information below.

Respectfully,

Justin Smithmyer
Asst. Fire Inspector
Altoona Fire Department
Office: 814-947-4813
jsmithmyer@altoonapa.gov

2 attachments

 **8-26-21 Reinspection Report.pdf**
49K

 **8-26-21 Reinspection Compliance Letter.rtf**
767K

Fire Inspection 2 Year - 2015 Certificate | CFI2021-0410

Property Information

01.03-10..-075.01-000 1328 11TH AVE Subdivision:
Altoona, PA 16601 Lot: Block:

Name Information

Holder: M&T Bank Building Phone: (814) 660 2318
Occupant: Phone:
Responsible Party: 1321 11TH AVE LLC Phone:

Certificate Information

Date Issued: Date Expires: 08/31/2023 Status: Ready to Certify

Work Description:

Stipulations:

Fee Information

Standard Item	Fire Safety Inspection - Code Official	25,001.00
---------------	--	-----------

Re-inspection Inspection | Justin Smithmyer

Status:	Completed	Result:	Complied
Scheduled:	09/20/2021 11:30 AM	Completed:	08/26/2021 03:16 PM

Initial Inspection | Justin Smithmyer

Status:	Completed	Result:	Violation(s)
Scheduled:	08/06/2021 10:00 AM	Completed:	08/13/2021 03:22 PM

Violations:

Corrected 2015 IFC SECTION 907.8

THE MAINTENANCE AND TESTING SCHEDULES AND PROCEDURES FOR FIRE ALARM AND FIRE DETECTION SYSTEMS SHALL BE IN ACCORDANCE WITH SECTIONS 907.8.1 THROUGH 907.8.5 AND NFPA 72. RECORDS OF INSPECTION, TESTING AND MAINTENANCE SHALL BE MAINTAINED.

INSPECTOR COMMENTS:

SMOKE/FIRE DETECTION SYSTEMS MUST BE INSPECTED ON AN ANNUAL BASIS BY A QUALIFIED TECHNICIAN. PAPERWORK FROM THE INSPECTION THAT TOOK PLACE WITH IN THE LAST 12 MONTHS IS REQUIRED FOR THIS INSPECTION.

Corrected 2015 IFC SECTION 1103.5

AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED IN EXISTING BUILDINGS IN ACCORDANCE WITH SECTIONS 1103.5.1 THROUGH 1103.5.4.

INSPECTOR COMMENTS:

SPRINKLER SYSTEM MUST BE INSPECTED ON AN ANNUAL BASIS BY A CERTIFIED TECHNICIAN. PAPERWORK FROM THE INSPECTION THAT TOOK PLACE WITH IN THE LAST 12 MONTHS IS REQUIRED FOR THIS INSPECTION.

CITY OF ALTOONA

FIRE ADMINISTRATION
1319 WASHINGTON AVE.
ALTOONA, PA. 16601-3139
TEL. (814) 949-2230
FAX: (814) 949-2245



JUSTIN SMITHMYER
ASST. FIRE INSPECTOR
1319 WASHINGTON AVE
ALTOONA, PA 16601
TEL. (814) 947-4813

ALTOONA FIRE DEPARTMENT

M&T Bank Building
1328 11TH AVE
Altoona, PA 16601

Dear Business Owner or Manager,

On July 8 2020, City Ordinance #5767 adopted the 2015 International Fire Code, which authorizes the City of Altoona Fire Department to conduct Fire Safety Inspections in occupancies that are covered in this code.

On 08/26/2021 a Fire Safety Re-Inspection was conducted at the above-referred property. At the time of the re-inspection, the property was found to comply with the City of Altoona Fire Prevention Code. No further actions are needed at this time. A Certificate will be issued upon payment of inspection.

Thank you for your cooperation in this matter. If you have any questions please call the inspections office at 814 947-4813.

Respectfully,

A handwritten signature in black ink, appearing to read "Justin Smithmyer".

Justin Smithmyer
Asst. Fire Inspector
City of Altoona



Kim Carrieri <kcarrieri@altoonapa.gov>

Fwd: permit for Gables Bldg in Altoona, PA 4027

1 message

Linda Rickens <lrickens@altoonapa.gov>
To: Kim Carrieri <kcarrieri@altoonapa.gov>

Tue, Nov 3, 2020 at 1:33 PM

----- Forwarded message -----

From: **Joe Knotts** <JKnotts@i1ind.com>
Date: Tue, Nov 3, 2020 at 1:29 PM
Subject: RE: permit for Gables Bldg in Altoona, PA 4027
To: Linda Rickens <lrickens@altoonapa.gov>
Cc: Darlene Fenstermacher <DarleneF@i1ind.com>

Recieved. thank you.

Joe Knotts Project Manager



jknotts@i1ind.com

Mobile: 215.787.8723

Office: 215.826.0880 Ext: 1610

[677 Dunksferry Rd. Bensalem, PA 19020](#)

[3360 Marshall Rd. Bensalem, PA 19020](#)

[800 Business Park Dr. Freehold, NJ 07728](#)

Build. Brand. Experience.

From: Linda Rickens <lrickens@altoonapa.gov>
Sent: November 3, 2020 1:10 PM
To: Joe Knotts <JKnotts@i1ind.com>
Subject: permit for Gables Bldg in Altoona, PA

CAUTION: Please do not click on links or open attachments on this email unless you know it is valid and you are expecting it. If you are not sure, contact the sender via other means to confirm validity of the email.

Hello,

Attached is a copy of the approved permit for your upcoming work at the Gables Building on 11th and 12th Avenues.

Thank you,

--

Linda Rickens Schellhammer, City Clerk

City of Altoona

Department of Administration

1301 12th Street Suite 100

Altoona, PA 16601

<https://link.edgepilot.com/s/b276c160/Edi98w7xz0qFz1TtBkG2RA?u=http://www.altoonapa.gov/>

(814) 949-2486

(814) 949-2411 (fax)

--

Linda Rickens Schellhammer, City Clerk

City of Altoona

Department of Administration

1301 12th Street Suite 100

Altoona, PA 16601

www.altoonapa.gov

(814) 949-2486

(814) 949-2411 (fax)

 **Permit - Image One Industries.pdf**
327K



Sign Permit

Department of Codes & Inspections
1301 Twelfth Street
Altoona, PA 16601
Phone: (814) 949-2456

PERMIT NUMBER: PS2020-0013
DATE ISSUED: 09/10/2020
TAX ID: 01.03-10..-054.00-000
ESTIMATED COST: \$5,000

Location: 1331 12TH AVE

Permit to: IMAGEONE INDUSTRIES

Work Description: REMOVE TWO (2) EXISTING M&T BANK WITH LOGO SIGNS AND REPLACE WITH TWO (2) NEW M&T BANK SIGNS USING EXISTING ELECTRICAL

****IMPORTANT NOTE: ENSURE METAL PARTS OF SIGN ARE BONDED PER 2014 NEC 600.7 A(1) AND 600.7 B(1)**

Applicant: IMAGEONE INDUSTRIES

Address: 677 DUNKSFERRY RD

Phone: 2158260880

Owner: GABLES LIMITED PARTNERSHIP

Address: 210 W PLANK RD

Const Type:

Dwelling Units: 00

Contractor: IMAGEONE INDUSTRIES

Phone: 2158260880

Fee Description	Fee Type	Item Total
PA State Surcharge	Standard Item	4.50
Building Permit Fee	Standard Item	40.00
	Fee Total:	\$44.50
	Amount Paid:	\$44.50
	Balance Due:	\$0.00

THIS PERMIT CONVEYS NO RIGHT TO OCCUPY ANY STREET, ALLEY OR SIDEWALK OR ANY PART THEREOF, EITHER TEMPORARILY OR PERMANENTLY. ENCROACHMENTS ON PUBLIC PROPERTY, NOT SPECIFICALLY PERMITTED UNDER THE BUILDING CODE MUST BE APPROVED BY THE JURISDICTION. STREET OR ALLEY GRADES, AS WELL AS DEPTH AND LOCATION OF PUBLIC SEWERS, MAY BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS. THE ISSUANCE OF THIS PERMIT DOES NOT RELEASE THE APPLICANT FROM THE CONDITIONS OF ANY APPLICABLE SUBDIVISION RESTRICTIONS.

APPROVED PLANS MUST BE RETAINED ON JOB AND THIS CARD KEPT POSTED UNTIL FINAL INSPECTION HAS BEEN MADE WHERE A CERTIFICATE OF OCCUPANCY IS REQUIRED. SUCH BUILDING SHALL NOT BE OCCUPIED UNTIL FINAL INSPECTION HAS BEEN MADE. WHERE APPLICABLE SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING AND MECHANICAL INSTALLATIONS.

1. Foundation or Footings
2. Prior to covering structural, members (Ready to Lath)
3. Final Inspection Before Occupancy

07/15/2021

07/15/2021

Signature of Applicant

Date

Bld. Dept. By

Date

ATTACHMENT B

STREET CLOSURE PERMIT APPLICATION

Event Title & Description: Remove & Replace MAT Bank Signage

Event Date(s): November 12 13 / 2020
month day year

Street(s) and/or Avenue(s) to be closed: 12th Ave & 11th Ave

Parking spaces and sidewalk

Times of Event: 6am - 9pm Street Closure Time: 6am - 9pm
start end start end

Name of Organization: ImageOne Industries, LLC

Address: 677 Dunksferry Rd City: Bensalem State: PA Zip: 19020

Contact Name: Joe Knotts

Contact Phone: (office/home#): 215-826-0880 x1610 (cell#): 215-787-8723

Contact Mailing Address: 677 Dunksferry Rd City: Bensalem State: PA Zip: 19020

Email: JKnotts@i1ind.com

Signature of Applicant/Organizer: Dalene Fenstermacher

OFFICIAL USE ONLY

PERMISSION IS HEREBY GIVEN TO: Image One Industries, LLC

TO CLOSE THE FOLLOWING STREET(S)/AVENUE(S)/ALLEY(S):

need 5 parking spaces on 11th Ave and 12th Ave blocked off along w/ sidewalks

ON November 12th 13, 2020, for (type of event) Remove & Replace MAT Bank Signage

FROM: 0600 hrs TO: 2100 hrs (both days)
(start time) (end time)

Under and subject to the provisions and requirements of the City of Altoona Code of Ordinances, the City of Altoona Police Department authorizes this Street Closure Permit in effect on November 12, 2020.

Steve [Signature] #61
Traffic/Special Events Officer

James J. Freshling
Chief of Police

Date Approved: November 3 2020

Rebecca Brown <rbrown@altoonapa.gov>

Gables Building

4 messages

Adam Free <afree@altoonapa.gov>

Wed, Nov 3, 2021 at 1:55 PM

To: Scott Brown <sbrown@altoonapa.gov>, Rebecca Brown <rbrown@altoonapa.gov>

Rebecca and Scott,

I received a complaint today from one of the tenants in the Gables Building. Apparently there are some Pottery Kilns in one of the tenant spaces and the fumes are coming into their space causing issues with headaches and sore throats. I called Matt Depaolis of Perry Wellington who is the new property manager for the new owners. I am going to meet him there at 1 pm. tomorrow and I would like Scott to come along since this may be a Mechanical Code or Fuel Gas Code Issues. Please advise if Scott can be there.

Thanks

--

Adam Free
Fire Inspector
Altoona Fire Department
814-949-3398
afree@altoonapa.gov

Rebecca Brown <rbrown@altoonapa.gov>

Wed, Nov 3, 2021 at 3:03 PM

To: Adam Free <afree@altoonapa.gov>Cc: Scott Brown <sbrown@altoonapa.gov>

We definitely need to get inside this building. Scott, are you available to walk through with Adam tomorrow at 1:00? I'll be in Court all day for code hearings.

Rebecca M. Brown, Director

City of Altoona
Department of Codes and Inspections
1301 12th Street, Suite 103
Altoona PA 16601
Phone (814) 949-2455
Fax (814) 949-2203
rbrown@altoonapa.gov
www.altoonapa.gov

[Quoted text hidden]

Scott Brown <sbrown@altoonapa.gov>

Wed, Nov 3, 2021 at 3:51 PM

To: Adam Free <afree@altoonapa.gov>Cc: Rebecca Brown <rbrown@altoonapa.gov>

Adam,

Yes, I can be there.

There are issues in the code concerning pottery kilns, they are subject to explosion if the right issues occur. Have to do some review prior to tomorrow.

Scott

On Wed, Nov 3, 2021 at 1:56 PM Adam Free <afree@altoonapa.gov> wrote:

[Quoted text hidden]

--
Scott P Brown
City of Altoona
Building Inspector
Dept of Codes & Inspections
1301 12th Street
Altoona, Pa. 16601
814-949-2406
sbrown@altoonapa.gov

Rebecca Brown <rbrown@altoonapa.gov>
To: Omar Strohm <ostrohm@altoonapa.gov>

Fri, Nov 5, 2021 at 1:52 PM

Please see email thread below. Fire Inspector Adam Free received a complaint from a tenant in the Gable's building about fumes from pottery kilns causing headaches and sore throat, and the smell of something burning. Adam asked Scott Brown to accompany him for an inspection of the building with the property manager, Matt DePaolis. Two people from Catalyst Space were also present.

Scott and Adam observed two pottery kilns located in the mechanical room, which also houses furnaces and electrical panels. The pottery kilns were illegally wired (reportedly by the tenant) into the breaker. There was a larger pottery kiln sitting outside the mechanical room, and the tenant indicated he was taking the 2 smaller kilns out and replacing them with the larger one. When told that he couldn't install it in that room, he took them to another area down the hall where he hoped to place it, and it turned out to be a woodshop. There was a dust collection system that was installed for the workshop that wasn't up to code. There was also a portable kerosene heater observed in the space. Scott explained that due to the nature of the occupancy with the pottery kilns and the workshop, a tenant layout would need to be prepared and submitted to us by a design professional. Tenant layouts are a requirement of the PA UCC any time a building changes or adds occupancy(s), and they ensure that life safety requirements are in place to correspond with the new or changed occupancy(s). A tenant layout was requested for this area of the building only, and not the entire building. Scott asked that until the tenant layout is submitted, that the pottery kilns be unplugged as a safety measure.

Thank you,

Rebecca Brown

Rebecca M. Brown, Director
City of Altoona
Department of Codes and Inspections
1301 12th Street, Suite 103
Altoona PA 16601
Phone (814) 949-2455
Fax (814) 949-2203
rbrown@altoonapa.gov
www.altoonapa.gov

[Quoted text hidden]

2015 IFC- FIRE CODE VIOLATION ENFORCEMENT | E2021-3721

Property Information

01.03-10..-054.00-000 1331 12TH AVE Subdivision:
Altoona PA, 16601 Lot: Block:

Name Information

Owner: GABLES LIMITED PARTNERSHIP Phone: 8149414300
Occupant: Phone:
Filer: Phone:

Enforcement Information

Date Filed: 11/04/2021 Date Closed: 11/04/2021 Status: CLOSED - ABATED

Complaint:

RECIEVED A COMPLAINT FROM WILLIAM POLITO OF SUITE 200 WHO STATED A NEIGHBORING TENANT IS USING A KILN WHICH IS PUTTING OFF FUMES THAT ARE CAUSING SORE THOARTS AND HEADACHES. WILLIAMS PHONE NUMBER IS 814-937-1475

Comments:

Last Action Date: Last Inspection: 11/04/2021

Last Action:

Inspections

2015 IFC Inspection | Adam Free

Status: Completed Result: Complied
Scheduled: 11/05/2021 Completed: 11/04/2021

Comments:

INVESTIGATION RESULTS BUILDING INSPECTOR SCOTT BROWN AND MYSELF INVESTIGATED THIS COMPLAINT. THE BUILDING INSPECTOR FOUND SEVERAL PROBLEMS WITH THE INSTALLATION OF TWO KILNS IN A MECHANICAL ROOM. OCCUPANTS WERE TOLD TO UNPLUG THE KILNS AND TURN THE POWER OFF TO THEM. OCCUPANTS WILL NEED TO SUBMIT PLANS TO INSTALL NEW KILN. FURTHER ENFORCEMENT WILL BE THROUGH THE BUILDING DEPARTMENT.



Linda Rickens <lrickens@altoonapa.gov>

Catalyst Space

3 messages

Linda Rickens <lrickens@altoonapa.gov>
To: Omar Strohm <ostrohm@altoonapa.gov>
Cc: Kim Carrieri <kcarrieri@altoonapa.gov>

Fri, Nov 5, 2021 at 12:41 PM

Omar,

Councilman Kelley left a voicemail (I was on the phone with an 81 year old who was trying to navigate gov deals on his tablet to place a bid) regarding a call he received from Justin of Catalyst Space in the Gable's Building regarding being shut down by Scott Brown and being told to file plans with the City. Bruce stated they have been operating for years and he is concerned. Bruce realizes there is a new owner. He asked me to call him back to discuss and to get an update.

Thanks,
Linda

--

Linda Rickens Schellhammer, City Clerk
City of Altoona
Department of Administration
1301 12th Street Suite 100
Altoona, PA 16601
www.altoonapa.gov
(814) 949-2486
(814) 949-2411 (fax)

Omar Strohm <ostrohm@altoonapa.gov>
To: Linda Rickens <lrickens@altoonapa.gov>
Cc: Kim Carrieri <kcarrieri@altoonapa.gov>

Fri, Nov 5, 2021 at 1:30 PM

Linda,

I'm in the process of being updated on this issue and will get back to you as soon as possible.

Thanks,

- Omar

[Quoted text hidden]

Linda Rickens <lrickens@altoonapa.gov>
To: Omar Strohm <ostrohm@altoonapa.gov>
Cc: Kim Carrieri <kcarrieri@altoonapa.gov>

Fri, Nov 5, 2021 at 1:32 PM

Thanks.

[Quoted text hidden]



Linda Rickens <lrickens@altoonapa.gov>

Fwd: Gables Building

3 messages

Omar Strohm <ostrohm@altoonapa.gov>
To: Linda Rickens <lrickens@altoonapa.gov>

Fri, Nov 5, 2021 at 1:59 PM

Linda,

Here is the update I received on the business in the Gables Building.

Thanks,

- Omar

----- Forwarded message -----

From: Rebecca Brown <rbrown@altoonapa.gov>
Date: Fri, Nov 5, 2021 at 1:54 PM
Subject: Fwd: Gables Building
To: Omar Strohm <ostrohm@altoonapa.gov>

Please see email thread below. Fire Inspector Adam Free received a complaint from a tenant in the Gable's building about fumes from pottery kilns causing headaches and sore throat, and the smell of something burning. Adam asked Scott Brown to accompany him for an inspection of the building with the property manager, Matt DePaolis. Two people from Catalyst Space were also present.

Scott and Adam observed two pottery kilns located in the mechanical room, which also houses furnaces and electrical panels. The pottery kilns were illegally wired (reportedly by the tenant) into the breaker. There was a larger pottery kiln sitting outside the mechanical room, and the tenant indicated he was taking the 2 smaller kilns out and replacing them with the larger one. When told that he couldn't install it in that room, he took them to another area down the hall where he hoped to place it, and it turned out to be a woodshop. There was a dust collection system that was installed for the workshop that wasn't up to code. There was also a portable kerosene heater observed in the space. Scott explained that due to the nature of the occupancy with the pottery kilns and the workshop, a tenant layout would need to be prepared and submitted to us by a design professional. Tenant layouts are a requirement of the PA UCC any time a building changes or adds occupancy(s), and they ensure that life safety requirements are in place to correspond with the new or changed occupancy(s). A tenant layout was requested for this area of the building only, and not the entire building. Scott asked that until the tenant layout is submitted, that the pottery kilns be unplugged as a safety measure.

Thank you,

Rebecca Brown

Rebecca M. Brown, Director
City of Altoona
Department of Codes and Inspections
1301 12th Street, Suite 103
Altoona PA 16601
Phone (814) 949-2455
Fax (814) 949-2203
rbrown@altoonapa.gov
www.altoonapa.gov

----- Forwarded message -----

From: Scott Brown <sbrown@altoonapa.gov>

Date: Wed, Nov 3, 2021 at 3:53 PM
Subject: Re: Gables Building
To: Adam Free <afree@altoonapa.gov>
Cc: Rebecca Brown <rbrown@altoonapa.gov>

Adam,

Yes, I can be there.

There are issues in the code concerning pottery kilns, they are subject to explosion if the right issues occur. Have to do some review prior to tomorrow.

Scott

On Wed, Nov 3, 2021 at 1:56 PM Adam Free <afree@altoonapa.gov> wrote:
Rebecca and Scott,

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Thanks

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Adam Free
Fire Inspector
Altoona Fire Department
814-949-3398
afree@altoonapa.gov

--

Scott P Brown
City of Altoona
Building Inspector
Dept of Codes & Inspections
1301 12th Street
Altoona, Pa. 16601
814-949-2406
sbrown@altoonapa.gov

Linda Rickens <lrickens@altoonapa.gov>
To: Bruce Kelley <bkelley@altoonapa.gov>

Fri, Nov 5, 2021 at 2:03 PM

Bruce,

Here is an email thread regarding the Catalyst Space. Start at the bottom.

Thanks,
Linda

----- Forwarded message -----

From: **Omar Strohm** <ostrohm@altoonapa.gov>
Date: Fri, Nov 5, 2021 at 1:59 PM
Subject: Fwd: Gables Building
To: Linda Rickens <lrickens@altoonapa.gov>

Linda,

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City of Altoona

Department of Codes and Inspections

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Altoona PA 16601

Phone (814) 949-2455

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rbrown@altoonapa.gov

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Fire Inspector
Altoona Fire Department
814-949-3398
afree@altoonapa.gov

--

Scott P Brown
City of Altoona
Building Inspector
Dept of Codes & Inspections
1301 12th Street
Altoona, Pa. 16601
814-949-2406
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--

Linda Rickens Schellhammer, City Clerk
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1301 12th Street Suite 100
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(814) 949-2411 (fax)

Linda Rickens <lrickens@altoonapa.gov>
To: Kim Carrieri <kcarrieri@altoonapa.gov>

Fri, Nov 5, 2021 at 2:03 PM

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Rebecca Brown

Rebecca M. Brown, Director

City of Altoona
Department of Codes and Inspections
1301 12th Street, Suite 103
Altoona PA 16601
Phone (814) 949-2455
Fax (814) 949-2203
rbrown@altoonapa.gov
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On Wed, Nov 3, 2021 at 1:56 PM Adam Free <afree@altoonapa.gov> wrote:
Rebecca and Scott,

I received a complaint today from one of the tenants in the Gables Building. Apparently there are some Pottery Kilns in one of the tenant spaces and the fumes are coming into their space causing issues with headaches and sore throats. I called Matt Depaolis of Perry Wellington who is the new property manager for the new owners. I am going to meet him there at 1 pm. tomorrow and I would like Scott to come along since this may be a Mechanical Code or Fuel Gas Code Issues. Please advise if Scott can be there.

Thanks

--

Adam Free
Fire Inspector
Altoona Fire Department
814-949-3398
afree@altoonapa.gov

--

Scott P Brown
City of Altoona
Building Inspector
Dept of Codes & Inspections
1301 12th Street
Altoona, Pa. 16601
814-949-2406
sbrown@altoonapa.gov

--

Linda Rickens Schellhammer, City Clerk
City of Altoona
Department of Administration
1301 12th Street Suite 100
Altoona, PA 16601
www.altoonapa.gov
(814) 949-2486
(814) 949-2411 (fax)

Rebecca Brown <rbrown@altoonapa.gov>

Catalyst Space

8 messages

Linda Rickens <lrickens@altoonapa.gov>

Fri, Nov 5, 2021 at 5:12 PM

To: Rebecca M Brown <rBrown@altoonapa.gov>, Scott Brown <sbrown@altoonapa.gov>, Adam Free <afree@altoonapa.gov>Cc: Omar Strohm <ostrohm@altoonapa.gov>

All,

I had to call Justin Merrell of Catalyst Space for Councilman Kelley. He has a million questions. He said he wants to be in compliance but isn't sure what is expected of him and if this is a formal directive or requirement or violation or just a suggestion? He said he needed something in writing telling him exactly what was expected of him. Of course I felt as though he was playing games with me and I know that obviously he was given an explanation. I told Justin I would share his contact info with all of you and ask for you to contact him. He said the sooner the better. I explained that everyone was gone for the day and that I was contacting him after business hours at the request of Councilman Kelley. He asked if you could call him today or tomorrow. I told him that I couldn't guarantee that. He kept saying people are depending on them and they have to work this weekend. His number is 240-342-6671. His email address is jmerrell@catalystspace.org.

Can you please keep me updated so that I can update Councilman Kelley.

Thank you,
Linda

--

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Rebecca Brown <rbrown@altoonapa.gov>

Fri, Nov 5, 2021 at 5:18 PM

To: Linda Rickens <lrickens@altoonapa.gov>Cc: Scott Brown <sbrown@altoonapa.gov>, Adam Free <afree@altoonapa.gov>, Omar Strohm <ostrohm@altoonapa.gov>

I will call him most likely this evening. I'll keep you posted

Sent from my iPhone

On Nov 5, 2021, at 5:12 PM, Linda Rickens <lrickens@altoonapa.gov> wrote:

[Quoted text hidden]

Rebecca Brown <rbrown@altoonapa.gov>

Fri, Nov 5, 2021 at 9:42 PM

To: Linda Rickens <lrickens@altoonapa.gov>, Omar Strohm <ostrohm@altoonapa.gov>

Linda and Omar,

I just got off the phone with Justin; we were talking for about 45 minutes. He had many questions about the code, the city's requirements relative to the code, and what we could do to get him operational. In summary, I explained what was required in the long-term (tenant layout submission and approval due to change of occupancy in the space). However, to accommodate their present concerns, which is to remain operational until this takes place, I'm sending Scott Brown to the building Monday to assess the area and determine if there is an acceptable space where the kilns can be moved temporarily. He understands that if an area isn't found that can safely accommodate the kilns, they will be required to wait for the design professional's determination following their assessment. Justin was understanding of the City's position relative to the safety of the space and the current hazardous conditions created by the installation of the kilns.

It is my hope that an area will be identified on Monday to keep them operational until such time tenant plan review has been completed.

Thank you, let me know if you have other questions.

Sent from my iPhone

On Nov 5, 2021, at 5:18 PM, Rebecca Brown <rbrown@altoonapa.gov> wrote:

I will call him most likely this evening. I'll keep you posted
[Quoted text hidden]

Omar Strohm <ostrohm@altoonapa.gov>
To: Rebecca Brown <rbrown@altoonapa.gov>
Cc: Linda Rickens <lrickens@altoonapa.gov>

Fri, Nov 5, 2021 at 9:47 PM

Thanks, Rebecca, for the update and for reaching out to Mr. Merrill.
[Quoted text hidden]

Rebecca Brown <rbrown@altoonapa.gov>
To: Omar Strohm <ostrohm@altoonapa.gov>
Cc: Linda Rickens <lrickens@altoonapa.gov>

Mon, Nov 8, 2021 at 9:31 AM

Adam and Scott will be going to the building today. Due to the combustible nature of the space (carpeting, drop ceiling tiles, etc.) we cannot agree to have the kilns moved to another area within the tenant's current space. However, we are going to suggest that they temporarily move their kilns to the basement. The basement is concrete, has an access alley door and garage door, and also a freight elevator. This will temporarily allow them to continue operation until their plan approval is in place.

I'll let you know if anything changes, or if they don't agree to this arrangement.

Thank you,
Rebecca

Rebecca M. Brown, Director
City of Altoona
Department of Codes and Inspections
1301 12th Street, Suite 103
Altoona PA 16601
Phone (814) 949-2455
Fax (814) 949-2203
rbrown@altoonapa.gov
www.altoonapa.gov

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Linda Rickens <lrickens@altoonapa.gov>
To: Rebecca Brown <rbrown@altoonapa.gov>
Cc: Omar Strohm <ostrohm@altoonapa.gov>

Mon, Nov 8, 2021 at 9:43 AM

Thanks for the update.

[Quoted text hidden]

Rebecca Brown <rbrown@altoonapa.gov>
To: Linda Rickens <lrickens@altoonapa.gov>
Cc: Omar Strohm <ostrohm@altoonapa.gov>

Mon, Nov 8, 2021 at 3:48 PM

The basement of the Gable's building will not work for the kiln. There is a lack of exits and the travel distance to the existing exits is too great. Additionally, there are other tenants in the basement. Scott and Adam talked to Justin about retaining a design professional and assessing the current space for the relocation of the kiln; the relocation will require some modifications (removing the carpet and installing a non-combustible material under the kiln, proper electrical service, etc.). Once a layout is submitted and this takes place, they will be able to move forward. Justin seemed understanding of this, and we will be sending him this information in writing.

Thanks,

[Quoted text hidden]

[Quoted text hidden]

Omar Strohm <ostrohm@altoonapa.gov>
To: Rebecca Brown <rbrown@altoonapa.gov>
Cc: Linda Rickens <lrickens@altoonapa.gov>

Mon, Nov 8, 2021 at 4:12 PM

Thanks for staying on top of this, Rebecca.

[Quoted text hidden]



Rebecca Brown <rbrown@altoonapa.gov>

Gable's Building

3 messages

Rebecca Brown <rbrown@altoonapa.gov>

Tue, Nov 9, 2021 at 10:56 AM

To: Omar Strohm <ostrohm@altoonapa.gov>, Tom Finn <tfinn@wagfinn.com>

Please see attached and offer your thoughts, if any.

Thanks!
Rebecca

Rebecca M. Brown, Director

City of Altoona
Department of Codes and Inspections
1301 12th Street, Suite 103
Altoona PA 16601
Phone (814) 949-2455
Fax (814) 949-2203
rbrown@altoonapa.gov
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**Catalyst Space_rmb.docx**

50K

Tom Finn <tfinn@wagfinn.com>

Wed, Nov 10, 2021 at 9:05 AM

To: Rebecca Brown <rbrown@altoonapa.gov>, Omar Strohm <ostrohm@altoonapa.gov>

Rebecca:

I have no proposed changes to the letter.

Please contact me if you have any questions.

Tom Finn

[Quoted text hidden]

Rebecca Brown <rbrown@altoonapa.gov>

Wed, Nov 10, 2021 at 9:16 AM

To: Tom Finn <tfinn@wagfinn.com>

Cc: Omar Strohm <ostrohm@altoonapa.gov>

Thank you!

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Rebecca Brown <rbrown@altoonapa.gov>

Catalyst Space Inspection

7 messages

Rebecca Brown <rbrown@altoonapa.gov>

Wed, Nov 10, 2021 at 7:57 PM

To: jmerrell@catalystspace.org, mattd@perrywellingtonrealty.com

Cc: Scott Brown <sbrown@altoonapa.gov>, Adam Free <afree@altoonapa.gov>

Good evening,

Please see correspondence below from the inspection of the Catalyst Space kilns.

Thank you,
Rebecca Brown

Rebecca M. Brown, Director

City of Altoona
Department of Codes and Inspections
1301 12th Street, Suite 103
Altoona PA 16601
Phone (814) 949-2455
Fax (814) 949-2203
rbrown@altoonapa.gov
www.altoonapa.gov



Catalyst Space_rmb.pdf

104K

Catalyst Space <jmerrell@catalystspace.org>

Wed, Nov 10, 2021 at 8:32 PM

To: Rebecca Brown <rbrown@altoonapa.gov>, Stephen Wicks <swicks@verizon.net>

Cc: Matt DePaolis <mattd@perrywellingtonrealty.com>, Scott Brown <sbrown@altoonapa.gov>, Adam Free <afree@altoonapa.gov>, council@altoonapa.gov, Jason Garber <jgarber@appcove.com>, dbk@hwcassoc.com, Steve Drochek <sdrochek@yahoo.com>

It is a shame that the findings did not address the complainant's initial concern regarding fumes and an odor.

I do appreciate the time taken to send helpful information regarding the building code.

I have included our attorney to help us understand your phrasing "it was requested" and "It is recommended" I am sure he will be in touch if he has any questions.

Please forward this to Tim Hileman and Tom Finn, who was cc'ed on the letter but not this email.

Thank you and have a fantastic evening,

-Justin Merrell
240-342-6671

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Catalyst Space <jmerrell@catalystspace.org>

Wed, Nov 10, 2021 at 8:35 PM

To: Rebecca Brown <rbrown@altoonapa.gov>, Stephen Wicks <swicks@verizon.net>

Cc: Matt DePaolis <mattd@perrywellingtonrealty.com>, Scott Brown <sbrown@altoonapa.gov>, Adam Free <afree@altoonapa.gov>, council@altoonapa.gov, Jason Garber <jgarber@appcove.com>, dbk@hwcassoc.com, Steve Drochek <sdrochek@yahoo.com>