



March 1, 2021

Christopher Potts  
Upper Arlington Schools  
1950 North Mallway Dr.  
Upper Arlington, Ohio 43221

## NOTICE OF INSPECTION

Dear Mr. Potts:

The City of Upper Arlington Building Division recently completed follow up Occupancy Inspections at the following Schools: Barrington Elementary, 1780 Barrington Road; Greensview Elementary, 4301 Greensview Drive; Tremont Elementary, 2900 Tremont Road; and Wickliffe Elementary, 2405 Wickliffe Road. Previous Occupancy inspections were completed at each of these school construction projects last summer to determine Ohio Building Code compliance for occupancy prior to the opening of each school in August of 2020. The results of these inspections revealed each of these schools were substantially complete and safe to occupy, however; there were several items which were incomplete at the time of these inspections.

As of today, there are still several incomplete items at each of the above referenced schools which need to be completed so we can issue a Final Occupancy Certificate. See the attached Conditional Occupancy Certificates and inspection notices listing the outstanding items for each of these schools. Pursuant to OBC Section 111.1.1.3 I am extending the Partial Conditional Occupancy approval for an additional 60 days to provide time to complete these items. All remaining Items listed on each inspection notice shall be completed by 5-31-2021, unless an appeal is timely filed.

*111.1.1.3 **Partial occupancy.** Upon the request of the owner or owner's representative, a building official shall issue a certificate of occupancy before the completion of the entire work, provided that the building official determines that the space can be safely occupied prior to full completion of the building, structure, or portion without endangering life or public welfare. The certificate shall indicate the extent of the areas approved for occupancy and any time limits for completion of the work.*

Your cooperation in completing the outstanding items at each of these schools will be appreciated. Instances of non-compliance may result in litigation. A violation of this ordinance is classified as a minor misdemeanor and subject to a maximum penalty of \$150.00 per offense per day. The City's goal is to obtain voluntary compliance in this matter and not impose additional penalties.

**Adjudication Order:** In accordance with §119.09 to §of the Revised Code, as required by §3781.031 of the Revised Code, you have the right to appeal one or more of these outstanding items to the State Board of Building Appeals if requested within **30 days** from the date of this Adjudication order. You have the right to be represented by counsel, present arguments, either oral or in writing, present evidence and examine witnesses appearing for or against you.

If you should have any questions regarding this Notice of Inspection please contact me directly by phone 614-583-5072 or e-mail [reastep@uaoh.net](mailto:reastep@uaoh.net).

Respectfully,

*Roger A. Eastep*

Roger A. Eastep, Chief Building Official  
Community & Economic Development Department

c: Steve Shoney, City manager  
Darren Shulman, City Attorney  
Chad Gibson, Development Director  
Captain Alan Thompson, Fire Marshal  
Dave Long, Building inspector/Residential Plans Examiner

# CERTIFICATE OF OCCUPANCY

City of Upper Arlington  
 Department of Development  
 3600 Tremont Road, (614) 583-5070



CITY OF | **UPPER**  
**ARLINGTON**

Conditional Approval (see below)	✓	Final Occupancy Approval	
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BUILDING PERMIT NO: <b>19-883</b>	Use & Occupancy Classification:	<b>A-3, E</b>
Maximum Occupant Load: <b>1743</b>	Construction Type:	<b>II-B, III-B</b>
<b>TENANT/OWNER:</b>	Barrington Elementary City of Upper Arlington Schools	
Street Address:	1780 Barrington Rd.	
City / Zip:	Upper Arlington, Oh 43221	
<b>CONTRACTOR:</b>	Gilbane Building Company	
Street Address:	145 E. Rich Street	
City / Zip:	Columbus, Ohio 43215	
<b>DESCRIPTION OF WORK PERMITTED: 2-story classroom addition, 2-story renovations to the original '39, '49, '10 building/additions, and demolition of '58 classroom 'pods. Partial Occupancy conditionally approved for areas, A, D &amp; E per the conditions noted on the attached Notice of Inspection. These items to be completed by 5-23-2021.</b>		
Building Approved for Occupancy on: <b>2/17/2021</b>		
Signature: <i>Roger Eastep</i>	Date: <b>2-24-2021</b>	
Roger A. Eastep, Chief Building Official		

*Occupancy Authorized by Signature of Building Official*

The above noted approval is granted under the provisions of the Ohio Building Code 2017.

OBC 110.1 Certificate of occupancy. When a building or structure is entitled thereto, the building official shall issue a certificate of occupancy. No building or structure shall be used or occupied, in whole or in part, until the building official has issued a certificate of occupancy.

DO NOT REMOVE THIS SHEET FROM SITE

TO RESCHEDULE AN INSPECTION CALL: BUILDING: 614-583-5080 ELECTRICAL: 614-583-5081

NOTICE OF INSPECTION

Inspection Type: CONDITIONAL OCCUPANCY Permit # 19-881 Date 02/17/2021

The property located at 1780 BARRINGTON Rd. was inspected for compliance with all applicable provisions of the Residential Code of Ohio, the Ohio Building Code and the National Electrical Code. Any violations listed below must be corrected and approved prior to proceeding. This inspection does not preclude the necessity to conform with any provisions which may have been overlooked in the inspection process, but which are the requirements of the code. Ultimate responsibility for legal compliance with the referenced codes rests with the contractor, the tenant, and the owner.

DISAPPROVED  
(SEE STIPULATIONS BELOW)

CONDITIONAL APPROVAL  
(SEE STIPULATIONS BELOW)

Approval To occupy Areas As Follows:

- AREAS D, AND E CLASS ROOMS
- SOUTH ENTRANCE, LOBBY AND ART ROOMS
- AREA A - CAFFETERIAS / KITCHEN
- MUSIC ROOMS AND NORTH ENTRANCE
- EXISTING GYM

Occupancy Not approved As Follows:

- AREAS B AND C (UNDER RENOVATION)
- CENTRAL AND EAST COURTYARDS
- K pod (To be removed)

1. INSTALL All signage in Accordance To approved plans
2. Complete All items as req'd by U.A. Fire Official
3. Complete All exterior work as req'd
4. MAINTAIN ALARM AND SUPPRESSION SYSTEMS AS req'd

\* Conditional occupancy Expires 30 days From this notice \*

INSPECTOR Dave Long

# CERTIFICATE OF OCCUPANCY

City of Upper Arlington  
 Department of Development  
 3600 Tremont Road, (614) 583-5070



CITY OF | **UPPER**  
**ARLINGTON**

Conditional Approval (see below)	✓	Final Occupancy Approval	
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BUILDING PERMIT NO: <b>19-882</b>	Use & Occupancy Classification:	<b>A-3, E</b>
Maximum Occupant Load: <b>1915</b>	Construction Type:	<b>II-B, III-B</b>
<b>TENANT/OWNER:</b>	Greensview Elementary City of Upper Arlington Schools	
Street Address:	1780 Barrington Rd.	
City / Zip:	Upper Arlington, Oh 43221	
<b>CONTRACTOR:</b>	Elford Construction	
Street Address:	1220 Dublin Rd.	
City / Zip:	Columbus, Ohio 43215	
<b>DESCRIPTION OF WORK PERMITTED:</b> Addition to the existing 2010 portion of Greensview Elementary to include 2-story classroom wing, gymnasium, kitchen & support spaces. Partial Occupancy conditionally approved per the conditions noted on the attached Notice of Inspection. These items to be completed by 5-23-2021.		
Building Approved for Occupancy on: <b>2/08/2021</b>		
Signature: <i>Roger Eastep</i>	Date: <i>2-24-2021</i>	
Roger A. Eastep, Chief Building Official		

*Occupancy Authorized by Signature of Building Official*

The above noted approval is granted under the provisions of the Ohio Building Code 2017.

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TO RESCHEDULE AN INSPECTION CALL: BUILDING: 614-583-5080 ELECTRICAL: 614-583-5081

**NOTICE OF INSPECTION**

Inspection Type: Building Final Occupancy Permit # 19-832 Date 02/03/2021

The property located at 4301 ISBURNSVIEW DR was inspected for compliance with all applicable provisions of the Residential Code of Ohio, the Ohio Building Code and the National Electrical Code. Any violations listed below must be corrected and approved prior to proceeding. This inspection does not preclude the necessity to conform with any provisions which may have been overlooked in the inspection process, but which are the requirements of the code. Ultimate responsibility for legal compliance with the referenced codes rests with the contractor, the tenant, and the owner.

DISAPPROVED  
(SEE STIPULATIONS BELOW)

CONDITIONAL APPROVAL  
(SEE STIPULATIONS BELOW)

1. Installation of all signs in accordance to approved plans

2. Fire Alarm issues according to UA FD

Approved To occupy For 60 days From Today

SPECTOR Dave Long

# CERTIFICATE OF OCCUPANCY

City of Upper Arlington  
 Department of Development  
 3600 Tremont Road, (614) 583-5070



CITY OF | **UPPER**  
**ARLINGTON**

Conditional Approval (see below)	✓	Final Occupancy Approval	
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BUILDING PERMIT NO: <b>19-883</b>	Use & Occupancy Classification:	<b>E</b>
Maximum Occupant Load: <b>2198</b>	Construction Type:	<b>II-B</b>
<b>TENANT/OWNER:</b>	Tremont Elementary City of Upper Arlington Schools	
Street Address:	2900 Tremont Rd.	
City / Zip:	Upper Arlington, Oh 43221	
<b>CONTRACTOR:</b>	Elford Construction	
Street Address:	1220 Dublin Rd.	
City / Zip:	Columbus, Ohio 43215	
<b>DESCRIPTION OF WORK PERMITTED: 1-story classroom addition and 2-story renovations to the original '51/'52 building. Partial Occupancy conditionally approved per the conditions noted on the attached Notice of Inspection. These items to be completed by 5-23-2021.</b>		
Building Approved for Occupancy on: <b>2/03/2021</b>		
Signature: <i>Roger Eastep</i>	Date: <i>2-24-2021</i>	
Roger A. Eastep, Chief Building Official		

*Occupancy Authorized by Signature of Building Official*

The above noted approval is granted under the provisions of the Ohio Building Code 2017.

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TO RESCHEDULE AN INSPECTION CALL: BUILDING: 614-583-5080 ELECTRICAL: 614-583-5081

**NOTICE OF INSPECTION**

Inspection Type: Building Final Permit # 17-883 Date 02/03/2021

The property located at 2900 Tremont Rd. was inspected for compliance with all applicable provisions of the Residential Code of Ohio, the Ohio Building Code and the National Electrical Code. Any violations listed below must be corrected and approved prior to proceeding. This inspection does not preclude the necessity to conform with any provisions which may have been overlooked in the inspection process, but which are the requirements of the code. Ultimate responsibility for legal compliance with the referenced codes rests with the contractor, the tenant, and the owner.

- DISAPPROVED (SEE STIPULATIONS BELOW)       CONDITIONAL APPROVAL (SEE STIPULATIONS BELOW)

- 1. All signage to be installed according to approved plans
- 2. Terrace completed to approved plans
- 3. Generator and chiller pad enclosures
- 4. Documentation of gas tests
- 5. List of items generated by UA Fire

\* All items to be completed not later than 60 days from today

INSPECTOR Dave Long

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 Department of Development  
 3600 Tremont Road, (614) 583-5070



CITY OF | **UPPER**  
**ARLINGTON**

Conditional Approval (see below)	✓	Final Occupancy Approval	
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BUILDING PERMIT NO: <b>19-234</b>	Use & Occupancy Classification:	<b>A-3, E</b>
Maximum Occupant Load: <b>2777</b>	Construction Type:	<b>II-B</b>
<b>TENANT/OWNER:</b>	Wickliffe Elementary City of Upper Arlington Schools	
Street Address:	2405 Wickliffe Rd.	
City / Zip:	Upper Arlington, Oh 43221	
<b>CONTRACTOR:</b>	Gilbane Building Company	
Street Address:	145 E. Rich Street	
City / Zip:	Columbus, Ohio 43215	
<b>DESCRIPTION OF WORK PERMITTED: New 73,922 sq. ft. school building. Partial Occupancy conditionally approved per the conditions noted on the attached Notice of Inspection. These items to be completed by 5-23-2021.</b>		
Building Approved for Occupancy on: <b>2/03/2021</b>		
Signature: <i>Roger Eastep</i>	Date: <i>2-24-2021</i>	
Roger A. Eastep, Chief Building Official		

*Occupancy Authorized by Signature of Building Official*

The above noted approval is granted under the provisions of the Ohio Building Code 2017.

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TO RESCHEDULE AN INSPECTION CALL: BUILDING: 614-583-5080 ELECTRICAL: 614-583-5081

NOTICE OF INSPECTION

Inspection Type: Conditional Occupancy Permit # 19-234 Date 02/17/21

The property located at 2405 Wickcliffe Rd was inspected for compliance with all applical provisions of the Residential Code of Ohio, the Ohio Building Code and the National Electrical Code. Any violatic listed below must be corrected and approved prior to proceeding. This inspection does not preclude the necessity conform with any provisions which may have been overlooked in the inspection process, but which are requirements of the code. Ultimate responsibility for legal compliance with the referenced codes rests with contractor, the tenant, and the owner.

DISAPPROVED  
(SEE STIPULATIONS BELOW)

CONDITIONAL APPROVAL  
(SEE STIPULATIONS BELOW)

Approval To with conditions as follows:

1. Install All signage in accordance with approved plans
2. Insulate and seal wall penetrations in boiler room
3. Install tilt guards on 2 ranges
4. Cut out roofing materials from roof drains
5. Roof hatch ladder req's clearance for hands
6. Zoning inspection of exterior
7. Complete U.A. Fire Official items
8. Address chiller noise on east end.
9. Provide copy of manufacturer's roof warranty
10. Final grade inspection

\* Conditional occupancy Expires 30 days from this notice \*

INSPECTOR Dave Long