DEPARTMENT OF PUBLIC WORKS

BUILDING DIVISION

101 Pauahi Street, Suite 7, Hilo, Hawai'i 96720 74-5044 Ane Keohokālole Highway, Building E, Kailua-Kona, Hawai'i 96740 (808) 961-8331, Fax (808) 961-8410 (808) 323-4720, Fax (808) 327-3509

NOTICE OF VIOLATION

June 22, 2017

CERTIFIED MAIL

7016 0600 0000 8077 8299 Savio HBH Development CO. LLC. 1451 S. King Street Suite 504 Honolulu, Hawaii 96814-2509

CERTIFIED MAIL

7016 0600 0000 8077 8220

State of Hawaii

Department of Land and Natural Resources Land Division

Attn: Gordon C. Heit 75 Aupuni Street Room 204

Hilo, Hawaii 96720

RE: Notice of Violation, Case CE2017-606H

87 Banyan Drive Hilo, Hawaii 96720 Tax Map Key (3) 2-1-005:033; 034; 035

To whom it may concern:

The County of Hawai'i, Department of Public Works - Building Division (hereafter referred to as "DPW-BLDG") inspected the premises at 87 Banyan Drive Hilo, Hawaii 96720, Tax Map Key (3) 2-1-005:033; 034; 035 (hereafter referred to as "the site") and found violations of Sections 5-19, 5-40, 5-48, 5-49, 9-9, 9-26, 17-15, and 17-24 of the Hawai'i County Code (hereafter referred to as "HCC").

The aforementioned violations must be corrected as indicated in this Notice of Violation (hereafter referred to as "NOV") on or before <u>July 31, 2017</u>. Failure to complete corrective action within the specified time may result in an ORDER being issued that may impose administrative and/or civil fines and/or referral to the appropriate legal authorities for action.

I. BACKGROUND

On June 13, 2017, DPW-BLDG inspectors inspected the site to determine whether conditions were in compliance with applicable County codes and regulations. During the visit, DPW-BLDG inspectors observed numerous violations of HCC Chapter 5 – Building, Chapter 9 – Electrical, and Chapter 17 – Plumbing. The violations include but are not limited to construction and renovation work to the buildings that had been completed without the required permits and inspections and numerous substandard and unsafe conditions that exist on the site.

During the aforementioned site visit, DPW-BLDG inspectors observed inadequate exits, lack of required fire separations between corridors, rooms and floors, structural hazards, and unpermitted hotel laundry, maintenance, storage, office spaces and enclosing of the walkway at the ground floor of the West wing. Electrical inspectors observed nonconforming and defective electrical installations. Plumbing inspectors observed tub drains leaking into the ground at the ground floor of the North wing.

Attached for your reference are Exhibit "B," which includes photographs of the non-compliant and unpermitted work.

II. NOTICE OF VIOLATION

Based upon the foregoing, a review of County records, and the observations of our inspectors, you are in violation as follows:

Code and/or Ordinance and Section(s)	Violations (s)
HCC Section 5-19. Permit required.	Construction and renovation work was performed without the required permits. The hotel laundry, maintenance, storage, office spaces and enclosing of the walkway at the ground floor of the West wing all contrasted without required permits.
HCC Section 5-40. Inspections.	Required inspections were not conducted on and approved for any of the aforementioned construction and renovation work.
HCC Section 5-48 (1)(L)	General dilapidation or improper maintenance. Termite damage, cracking and spalling of concrete floors, walls, and roof.
HCC Section 5-48 (2) (A)	Deteriorated or inadequate foundations. Shifting foundation in the North wing.
HCC Section 5-48 (2) (D) Members of walls, partitions or other vertical supports that split, lean, or buckle due to defective material or deterioration.	Termite damage, cracking and spalling of concrete floors, walls and roof throughout the lobby, restaurant, North, East and West wings.
HCC Section 5-48 (2) (F) Members of ceiling, roofs, ceiling and roof supports, or other horizontal members which sag, split, or buckle due to defective material or deterioration.	Termite damage, cracking and spalling of concrete floors, walls and roof throughout the lobby, restaurant, North, East and West wings.
HCC Section 5-48 (4) (A) Deteriorating, crumbling or loose plaster.	Cracking and spalling of concrete floors, walls and roof throughout the North, East and West wings.
HCC Section 5-48 (4) (B) Deteriorating or ineffective waterproofing of exterior	Leaking roof on the North wing and lobby areas.

walls, roof, foundations, or floors, including broken windows or doors.	
HCC Section 5-48 (5) Inadequate Maintenance.	Leaking roof on the North wing and lobby areas. Cracking and spalding of concrete floors, walls and roof throughout the North, East and West wings. Termite damage in the lobby and restaurant areas.
HCC Section 5-48 (6) Inadequate Exits.	North, East, West wings, sewing room, meeting rooms one and two and lobby area.
HCC Section 5-49 Unsafe buildings.	North, East, West wings, lobby and restaurant.
HCC Section 9-9. Inspections.	Electrical wiring was energized, used, and operated without required electrical inspections and approval of electrical work performed.
HCC Section 9-10. Nonconforming and defective installations.	Various nonconforming and defective installations throughout the entire hotel.
HCC Section 9-15. Compliance; standards of performance.	Various nonconforming and defective installations throughout the entire hotel.
HCC Section 9-26. Permit required; exceptions.	Electrical work was performed without the required permits. Various electrical work throughout the entire hotel.
HCC Section 17-15. Permit required.	Plumbing work was performed without the required permits. Unpermitted hotel laundry area. Water line, vent, and gas pipes.
HCC Section 17-24. Inspection required.	Plumbing work was installed and is being used without the required inspections.
HCC Section 17-37. Dangerous and Insanitary Construction	Tub drain leaking into the ground at the ground floor of the North wing.

The relevant sections of the HCC cited above and other relevant sections are provided in Exhibit "A."

III. CORRECTIVE ACTIONS

To be in compliance with the above-mentioned section(s), the following corrective actions are required by the deadline date of July 31, 2017:

- (1) Obtain required permits and inspections in accordance with the HCC from the DPW-BLDG for all violations; **OR**
- (2) Remove all violations as previously mentioned.

YOUR DEADLINE FOR COMPLIANCE IS: July 31, 2017.

DPW-BLDG will consider corrective action commenced if you begin the corrective process as directed above. Additional time may be provided for completion of corrective actions if deemed reasonably necessary and a request is made in writing to DPW-BLDG. Upon commencement and completion of the corrective actions, please contact the DPW-BLDG inspectors so that the corrective actions can be verified. Contact information is listed below in the conclusion section.

IV. WARNING

If corrective action is not completed by the deadline date of July 31, 2017, then an ORDER will be issued that may impose administrative and/or civil fines and/or referral of the matter to the appropriate legal authorities for action.

V. CONCLUSION

Please do not hesitate to contact the DPW-BLDG immediately if you wish to further discuss this matter, or to request an extension of a deadline listed herein. Please contact the appropriate supervisors as follows:

Supervising Building Inspector, David Abelaye at 961-8471.

Supervising Electrical Inspector, Gary Kahoohanohano at 961-8486.

Supervising Plumbing Inspector, Rodney Astrande at 961-8487.

Respectfully.

David Yamamoto, P.E., Building Chief

Cc: Frank DeMarco - Director

Allan Simeon – Deputy Director

Malia Ho – Deputy Corporation Counsel

Jai Ho Cheng - Deputy Building Chief

David Abelaye-Supervising Building Inspector

Gary Kahoohanohano – Supervising Electrical Inspector

Rodney Astrande – Supervising Plumbing Inspector

Harry Kim - Mayor

Exhibit "A"

HCC Section 5-19. Permit required.

- (a) No person, firm, or corporation shall erect, construct, enlarge, alter, repair, move, convert, or demolish any building or structure in the County, or cause the same to be done, without first obtaining a separate building permit for each building or structure from the building official; provided that one permit may be obtained for a dwelling and its accessories, such as fence, retaining wall, pool, storage and garage structures.
- (b) Permits will be further required for, but not limited to, the following:
 - (1) All Television/Radio Communication Towers, etc., not regulated by the Public Utility Commission.
 - (2) Complete new installations of all solar water heating systems, or the complete replacement of existing system with all new components, or relocating of panels from roof to ground or vice versa, along with plumbing and electrical permits.
 - (3) Construction or renovation of Handicap Accessible routes from parking lot to building or from building to building on a lot.
 - (4) Water tanks or catchments intended for potable/household use, regardless of height or size. For additional requirements where water tank or catchment systems are used as means of fire protection, see Chapter 26 of the Hawai'i County Code.
 - (5) Retaining walls four feet and higher. Stepped or terraced retaining walls 8'-0" of each other are considered to be one wall when determining wall height.

EXCEPTIONS: A permit is not required for:

- (1) Work located primarily in a public way, public utility towers, bridges, and poles, mechanical equipment not specifically regulated in this code, and hydraulic flood control structures.
- (2) Temporary structures used during the construction of a permitted structure, temporary buildings, platforms, and fences used during construction or for props for films, television or live plays and performances.
- (3) Re-roofing work with like material and installation of siding to existing exterior walls which will not affect the structural components of the walls for Groups R-3 and U Occupancies.
- (4) Temporary tents or other coverings used for private family parties or for camping on approved campgrounds.
- (5) Television and radio equipment (i.e. antennas, dishes) accessory to R-1 and R-3 Occupancies.
 - Supports or towers for television and radio equipment 6'-0" or less in height.
- (6) Awnings projecting up to 4 feet and attached to the exterior walls of buildings of Group R-3 or U Occupancy; provided that the awnings do not violate the provisions for "yards" in Chapter 25 (Zoning) of the Hawai'i County Code.
- (7) Standard electroliers not over 35 feet in height above finish grade.
- (8) Installation of wallpaper or wall covering which are exempted under the provisions of Section 801.1, Interior Finishes, Chapter 8, IBC.
- (9) Repairs which involve only the replacement of component parts of existing work with similar materials for the purpose of maintenance, and which do not aggregate over \$4,000 in valuation in any twelve-month period, and do not affect any electrical or mechanical installations.
- (10) Painting and decorating.
- (11) Installation of floor covering.

- (12) Cabinet work for R-3 Occupancy and individual units of R-1 and U Occupancies which are not regulated (under Section 310.3.12 Cooking Unit Clearances of this code). Wall mounted shelving not affecting fire resistance or structural members of wall. This is dealing with clearances to cabinets and range clearance to combustible.
- (13) Work performed under the jurisdiction of Federal Government and/or located in Federal property.
- (14) Swimming pools for one and two-family dwelling units less than 24" in depth
- (15) Department of Transportation, Harbors, section 266-2, Hawai'i Revised Statutes.
- (16) Fences 6'-0" or less in height.
- (17) Detached structures for animal shelters, storage sheds, towers, and similar uses not more than 6'-0" in height.
- (18) One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed a) 120 square feet (11 m2); b) does not exceed 600 square feet for agricultural zoned lands. (Building cannot be located within building setback as required by the Zoning, Chapter 25 of Hawai'i County Code. Verify setback requirements with the Planning Department).
- (19) Detached decks or platforms less than 30" in height above grade. (Building cannot be located within building setback as required by the Zoning, Chapter 25 of Hawai'i County Code. Verify setback requirements with the Planning Department).
- (20) Playground equipment, excluding assembly or similar waiting areas.
- (21) Replacement of solar water heating components (i.e. panels, tanks) in the same location and of the same type, however; plumbing and/or electrical permits required.
- (22) Wells and Reservoirs Hawai'i Revised Statutes, chapter 178. Check requirements of other governmental agencies.
- (23) Work performed under the jurisdiction or control of the State Department of Accounting and General Services (DAGS).
- (24) Water tanks or catchment systems 5,000 gallons or less in size with a height to width ratio of not more than 2:1, to be used strictly for non-potable/household purposes such as agriculture, irrigation or stock, and that are independent of the potable/household system.

HCC Section 5-40. Inspections.

- (a) All construction or work for which a permit is required shall be subject to inspection by the building official. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of any other ordinance. Inspections presuming to give authority to violate or cancel the provisions of this code or of any other ordinances shall not be valid.
- (b) It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the County shall be liable for any expense entailed in the removal or replacement of any material required to allow inspection.
- (c) A survey of the lot may be required by the building official to verify that the structure is located in accordance with the approved plans.

HCC Section 5-48. Substandard buildings.

Any building or portion thereof in which there exists any of the following listed conditions to an extent that it endangers the life, limb, health, property, safety or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a "substandard building:"

- (1) Inadequate sanitation shall include but not limited to the following:
 - (A) Lack of, or improper water closet, lavatory, bathtub or shower in a dwelling unit.

- (B) Lack of, or improper water closets, lavatories, and bathtubs or showers in a hotel.
- (C) Lack of, or improper kitchen sink in a habitable building.
- (D) Lack of hot and cold water to basins, sinks, tubs and showers in R-1 Occupancies.
- (E) Lack of hot and cold water to basins, sinks, tubs and showers in a dwelling unit or efficiency living unit.
- (F) Lack of, or improper operation of required ventilating equipment.
- (G) Lack of minimum amounts of natural light and ventilation required by this code.
- (H) Room area or space dimensions less than the minimum required by this code.
- (I) Lack of required lighting.
- (J) Dampness of habitable rooms as determined by the Health Department.
- (K) Infestations of insects, vermin or rodents as determined by the health officer.
- (L) General dilapidation or improper maintenance.
- (M)Lack of connection to required sewage disposal system.
- (N) Lack of adequate garbage and rubbish storage and removal facilities as determined by the health officer.
- (2) Structural hazards shall include but not be limited to the following:
 - (A) Deteriorated or inadequate foundations.
 - (B) Defective or deteriorating flooring or floor supports.
 - (C) Flooring or floor supports of insufficient size to carry imposed loads with safety.
 - (D) Members of walls, partitions or other vertical supports that split, lean, or buckle due to defective material or deterioration.
 - (E) Members of walls, partitions or other vertical supports that are of insufficient size to carry imposed loads with safety.
 - (F) Members of ceiling, roofs, ceiling and roof supports, or other horizontal members which sag, split, or buckle due to defective material or deterioration.
 - (G) Members of ceilings, roofs, ceiling and roof supports, or other horizontal members that are of insufficient size to carry imposed loads safely.
 - (H) Fireplaces or chimneys that separate, bulge or settle due to defective material or deterioration.
 - (I) Fire places or chimneys which are of insufficient size or strength to carry imposed loads with safety.
- (3) Presence of a nuisance including:
 - (A) Any public nuisance known at common law or in equity jurisprudence.
 - (B) Any attractive nuisance which may prove detrimental to children whether in a building or on the premises of a building. This includes any unfenced man-made swimming pools, abandoned wells, shafts, or basements; any structurally unsound fences; and any debris or vegetation affecting the structural stability of structures.
 - (C) Whatever is dangerous to human life or is detrimental to health, as determined by the health officer.
 - (D) Overcrowding a room with occupants.
 - (E) Insufficient ventilation or illumination.
 - (F) Inadequate or unsanitary sewage or plumbing facilities.
 - (G) Uncleanliness, as determined by the health officer.
 - (H) Whatever renders air, food or drink unwholesome or detrimental to the health of human beings, as determined by the health officer.
- (4) Faulty weather protection, which shall include but not be limited to, the following:
 - (A) Deteriorating, crumbling or loose plaster.
 - (B) Deteriorating or ineffective waterproofing of exterior walls, roof, foundations, or floors, including broken windows or doors.

- (C) Defective or lack of weather protection for exterior wall covering, including lack of paint, weathering due to lack of paint or other approved protective covering.
- (D) Broken, rotted, split or buckled exterior wall covering or roof coverings.
- (5) Inadequate Maintenance. Any building or portion thereof which is determined to be an unsafe building in accordance with this code.
- (6) Inadequate Exits. All buildings or portions thereof not provided with adequate exit facilities as required by this code except those buildings or portions thereof whose exit facilities conformed with all applicable laws at the time of its construction and which have been adequately maintained. When an unsafe condition exists through lack of, or improper location of exits, additional exits may be required to be installed.
- (7) Any building or portion thereof that is not being occupied or used as intended or permitted.

(2012, Ord. No. 12-27, sec. 2.)

HCC Section 5-49. Unsafe buildings.

All substandard buildings which are structurally unsafe or not provided with adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to existing use constitute a hazard to safety, health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard or abandonment, as specified in this code or any other effective ordinance are, for the purpose of this chapter, "unsafe buildings." (2012, Ord. No. 12-27, sec. 2.)

HCC Section 5-51. Buildings found to be unsafe; Notice to owner.

- (a) Whenever the building official has examined or caused to be examined any building and has determined that such building is an unsafe building:
 - (1) The building official shall commence proceedings to cause the repair, rehabilitation, vacating, removal and/or demolition of the building;
 - (2) Such building shall automatically be deemed and are hereby declared to be a public nuisance;
 - (3) The building official shall give to the owner of such building written notice of violation in accordance with section 5-59 and as further described below; and
 - (4) The building official shall cause to be posted at each entrance to the buildings ordered vacated a notice to read: "DO NOT ENTER. UNSAFE TO OCCUPY. DEPARTMENT OF PUBLIC WORKS. COUNTY OF HAWAI'I."
- (b) The notice required by subsection (a)(3) above shall require the owner or person in charge of the building or premises, to commence the required repairs or improvements or demolition and removal of the building or structure or portions thereof within forty-eight hours, and to complete all such work within ninety days from date of notice, provided that the building official may provide for more time for completion if deemed reasonably necessary. The notice shall also require the building or portion thereof to be vacated forthwith and not reoccupied until the required repairs and improvements are completed, inspected, and approved by the building official.
- (c) The notice required by subsection (a)(4) above shall remain posted until the required repairs, demolition or removal are completed. Such notice shall not be removed without written permission of the building official, and no person shall enter the building except for the purpose of making the required repairs or of demolishing the building.

(2012, Ord. No. 12-27, sec. 2.)

HCC Section 9-9. Inspections.

- (a) All electrical wiring, for which a permit is required, shall be inspected and approved by the authority having jurisdiction before being concealed, energized, or used. All fees required by this chapter shall be paid by the permit applicant prior to the energizing or use of such wiring.
- (b) No person shall use, operate, or maintain, or cause or permit to be used, operated, or maintained, any electric wiring until it is approved.
- (c) No serving agency shall supply or cause or permit to be supplied, permanent electric energy to any electric service until the service has been inspected and approved by the authority having jurisdiction.
- (d) No person shall conceal, enclose, or cover, or cause or permit to be concealed, enclosed, or covered, any portion of any electric wiring or equipment in any manner which will interfere with or prevent the inspection and approval thereof.
- (e) Fixtures, appliances, devices, or equipment shall not be connected to any electric wiring until the rough electric wiring, including conductors, have been inspected and approved by the authority having jurisdiction.
- (f) All obstructions, covers, plates, tapes, light fixtures, etc., which make impracticable the making of a thorough inspection of electric wiring shall be removed upon notice (either verbal or in writing) to do so, and shall be kept removed until the electric wiring has been inspected and approved.
- (g) The supervising electrician or electrical contractor shall be present on the job site upon request of the authority having jurisdiction.

HCC Section 9-10. Nonconforming and defective installations.

Whenever any electrical installation is found to have been installed, altered, changed, or reconstructed contrary to the provisions of this chapter or any other law, whenever any electrical installation is found to be in use contrary to the provisions of this chapter or any other law, or whenever any electrical installation, which complied with the existing laws, ordinances, and regulations in effect when the electrical work therein was performed, is found to be unsafe or dangerous to persons or property, the administrative authority shall give the owner or the person in control of that installation a written notice stating the findings with respect to that installation and order the owner or other person in control to make the corrections to be set forth in the written notice. When found to be unsafe or dangerous to persons or property, the defective installation shall be disconnected from the power source and tagged as unsafe to operate until corrective action is made, inspected, and approved.

Section 9-15. Compliance; standards of performance.

- (a) No person shall do or cause to be done any electrical work which does not comply with the provisions of this chapter.
- (b) No person shall perform any work covered by this chapter in violation of the provisions of chapter 448E, Hawai'i Revised Statutes.

HCC Section 9-26. Permit required; exceptions.

No person shall perform any electrical work or cause or permit the same to be done, unless a permit therefor has been obtained from the authority having jurisdiction with the following exceptions:

- (1) Electric work and installations to which the provisions of this chapter are expressly declared to be not applicable.
- (2) Installation of any portable motor or other portable appliance energized by means of a cord or cable having an attachment plug, and if such cord or cable is permitted by this chapter.

- (3) Repair of any fixed motor, water heater, air conditioning controls or other appliance, or replacement of any fixed motor with another having the same horsepower rating and situated at the same location.
- (4) Replacement of receptacles and switches.
- (5) Maintenance work by a licensed electrician per chapter 448E, Hawai'i Revised Statutes.
- (6) Emergency electrical work by a person to whom a permit may be issued (see sections 9-28 and 9-41 of this chapter).
- (7) The provisions of the foregoing exceptions shall not apply to any repairs or replacement of electrical devices, apparatus, or appliances which were originally installed without a permit, when such permit is required for the original installation, or when energized by or a part of any hazardous or illegal wiring system.
- (8) The foregoing exceptions from permit requirements shall not be deemed to allow any electrical wiring to be done in a manner contrary to other provisions of this chapter.

HCC Section 9-41.2. Requirements for as built work.

Penalty fees per section 9-41 shall apply. Residential and Nonresidential work will require electrical as built drawings certifying that all work has been installed and complies with all applicable ordinances and codes. These drawings shall bear the stamp and signature of an electrical engineer duly licensed in the State of Hawai'i.

HCC Section 17-15. Permit required.

- (a) It shall be unlawful for any person to install, remove, alter, repair or replace or cause to be installed, removed, altered, repaired or replaced any plumbing, gas or drainage piping work or any fixture or water heating or treating equipment in a building or premises without first obtaining a permit to do such work from the authority having jurisdiction.
- (b) A separate permit shall be obtained for each building or structure.
- (c) No person shall allow any other person to do or cause to be done any work under a permit secured by a permittee except individuals in such permittee's employ.
- (d) Plumbing permits shall be posted in a conspicuous place on the job site. Permits shall remain posted until the plumbing work has passed a final inspection by the authority having jurisdiction. Failure to comply with this provision shall subject the violator to a \$25 fine.

HCC Section 17-24. Inspection required.

- (a) All plumbing, gas, and drainage systems shall be inspected by the authority having jurisdiction to ensure compliance with all the requirements of this code. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of any other ordinance. Inspections presuming to give authority to violate or cancel the provisions of this code or of any other ordinance shall not be valid.
- (b) It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the authority having jurisdiction nor the County shall be liable for any expense entailed in the removal or replacement of any material required to perform the inspection.

Section 17-37. Dangerous and insanitary construction.

(a) Any portion of a plumbing system found by the authority having jurisdiction to be insanitary as defined herein is hereby declared to be a nuisance. "Insanitary" means a condition which is contrary to sanitary principles or is injurious to health. Conditions to which "insanitary" shall apply include, but are not limited to, the following:

- (1) Any trap which does not maintain a proper trap seal.
- (2) Any opening in a drainage system, except where lawful, which is not provided with an approved water-sealed trap.
- (3) Any plumbing fixture or other waste discharging receptacle or device, which is not supplied with water sufficient to flush it and maintain it in a clean condition.
- (4) Any defective fixture, trap, pipe, or fitting.
- (5) Any trap directly connected to a drainage system, the seal of which is not protected against siphonage and back-pressure by a vent pipe, unless otherwise allowed by this code.
- (6) Any connection, cross-connection, construction or condition, temporary or permanent, which would permit or make possible by any means whatsoever, for any unapproved foreign matter to enter a water distribution system used for domestic purposes.
- (7) The foregoing enumeration of conditions to which the term "insanitary" shall apply, shall not preclude the application of that term to conditions that are, in fact, insanitary.
- (b) Upon determining that any construction or work regulated by this code is dangerous, unsafe, insanitary, a nuisance or a menace to life, health or property, or otherwise in violation of this code, the authority having jurisdiction may order any person, firm or corporation using or maintaining any such condition or responsible for the use or maintenance thereof to discontinue the use or maintenance thereof or to repair, alter, change, remove, or demolish same as may be considered necessary for the proper protection of life, health, or property. In the case of any gas piping or gas appliance, the authority having jurisdiction may order any person, firm, or corporation, supplying gas to such piping or appliance, to discontinue supplying gas thereto, until such piping or appliance is made safe with respect to life, health, or property. Every such order shall be in writing, addressed to the owner, agent, or person responsible for the premises in which such conditions exists, and shall specify the date or time for compliance with such order.

EXHIBIT "B"



Photo 1. Depicts lobby area.



Photo 2. Depicts general store and 4 story building.

Photo 3. Depicts restaurant.



Photo 6. Depicts trash enclosure adjacent to general store.



Photo 4. Depicts exit door blocked by display racks in general store





Photo 7. Depicts interior of trash enclosure.



Photo 8. Depicts deteriorated doors to storage shed adjacent to North Wing.

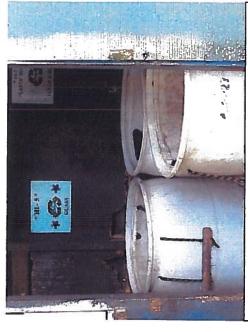


Photo 9. Depicts interior of storage shed used for recycling.



Photo 10. Depicts egress doors to meeting room 1.



Photo 11. Depicts manual flush bolts installed on egress door to meeting room 1.



Photo 12. Depicts egress doors at meeting room 2. (non-rated doors, no fire separation between meeting room and lobby



Photo 13. Depicts manual flush bolts installed on egress door to meeting room 2.



Photo 14. Depicts display case in lobby area adjacent to meeting room 2. (non-rated doors and no protection of penetration of fire separation wall between meeting room)



88 ...

4

(39) 21 | 11

Photo 17. Depicts case opening in sewing room.

Photo 16. Depicts door to sewing room in lobby area. (non-rated door, no fire separation between sewing

room and lobby)



Photo 15. Depicts accordion doors at lobby area adjacent to meeting room 2. (non-code compliant egress doors)

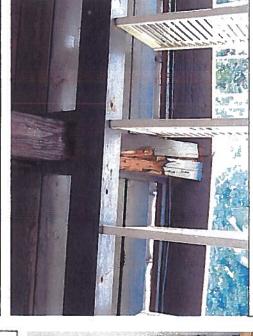


Photo 18. Depicts termite damage to rafter in lobby.

Building Investigative Report Photos 21005034 former Uncle Billy's Hotel.docx



Photo 19. Depicts termite damage to roof deck and truss system in lobby area.

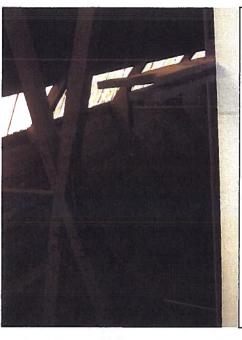


Photo 20. Depicts termite damage to roof deck in lobby area.

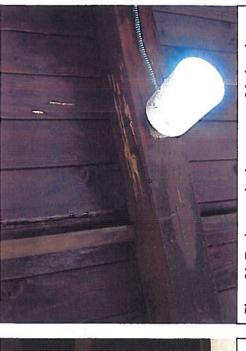


Photo 21. Depicts termite damage to roof deck and rafter in lobby area.

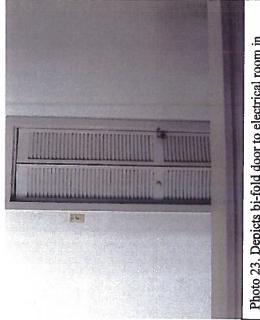


Photo 23. Depicts bi-fold door to electrical room in lobby area. (non-rated door, no fire separation between electrical room and lobby)

Photo 22. Depicts plastic roofing material in the lobby



Photo 24. Depicts interior of electrical room. (no fire separation, pipe penetrations not protected)



Photo 25. Depicts ceiling of electrical room. (Faulty weather protection, leaking roof)

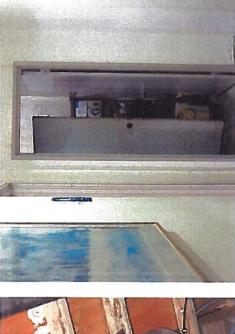


Photo 26. Depicts maintenance/storage room adjacent to restrooms in lobby area. (non-rated door, no fire separation between maintenance/storage and lobby)



Photo 29. Depicts water heater room on 2nd floor of East wing.

Photo 28. Depicts door to men's restroom. (non-rated

door, no fire separation between men's restroom and

lobby)



Photo 27. Depicts door to women's restroom. (no closure, non-rated door, no fire separation between women's restroom and lobby)

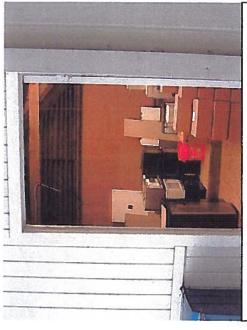


Photo 30. Depicts unpermitted storage room on 2nd floor of East wing building. (no fire separation between storage room and lobby)



Photo 31. Depicts interior of unpermitted storage on $2^{\rm nd}$ floor of East wing. (no fire separation between storage room and lobby)



Photo 32. Depicts exit door at bottom of South end exit stairway in East wing.

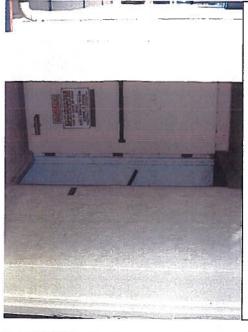


Photo 33. Depicts exit door at bottom of South end exit stairway in East wing. (swinging over landing)



Photo 35. Depicts guardrail height at units in the East wing.

Photo 34. Depicts landing at door way of South end

exit stairway in East wing.



Photo 36. Depicts spacing in guardrail at units in the East wing.

Building Investigative Report Photos 21005034 former Uncle Billy's Hotel.docx

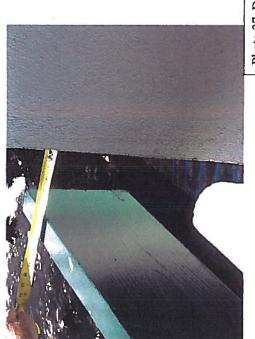


Photo 37. Depicts spacing at guardrail at units in the East wing.

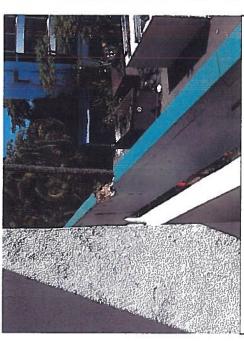


Photo 38. Depicts rotting guardrail at units in East wing.

Photo 39. balcony c



Photo 42. Depicts non-code compliant stairway on the roof of the East and North wing.

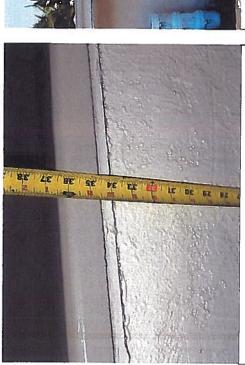


Photo 40. Depicts guardrail height at Hamakua side of interior stairs to the East wing.



Photo 41. Depicts non-code compliant stairway on the roof of the East and North wing.



Photo 43. Depicts balconies of North wing.



Photo 44. Depicts vending machine room opening walled off with plywood.

Photo 45. Depicts deflection at sliding door in room in

the North wing due to shifting foundation.



Photo 48. Depicts leak at tub drain in a room on the ground floor in the North wing.



Photo 47. Depicts leak at tub drain in a room on the ground floor in the North wing.

Photo 46. Depicts storage room on the ground floor in North wing. (non-rated door, no fire separation from

storage room and corridor)



Photo 49. Depicts opening in floor ceiling assembly of ground and 1st floor in North wing. (no fire separation between floors)



Photo 52. Depicts window in corridor open to exterior balcony of adjacent room. (no fire separation between corridor and room)

Building Investigative Report Photos 21005034 former Uncle Billy's Hotel.docx

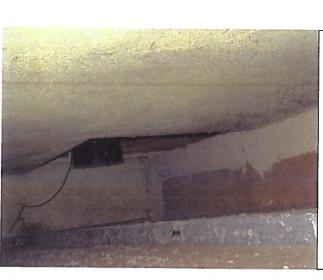


Photo 50. Depicts mechanical vent discharging into shaft in furred out wall in corridor in the North wing. (no fire separation between rooms and floors)

Photo 51. Depicts exit door width and height reduced

by fire extinguisher box and exit lighting. (no fire

separation between corridor and exterior exit due to large opening at bottom of door and window opening

within 20 feet of exterior exit not protected)

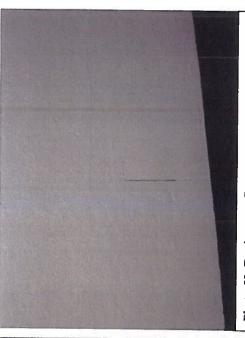


Photo 53. Depicts non fire rated access panels in corridor in North wing. (no fire separation between room and corridor)

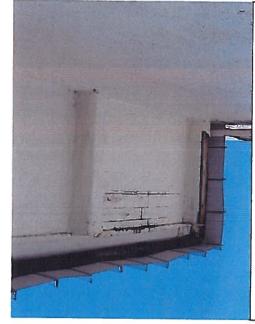


Photo 54. Depicts roof damage due to faulty weather protection of roofing.



Photo 55. Depicts no fire separation between hotel and exterior exit.



Photo 56. Depicts guardrail separating from wall.

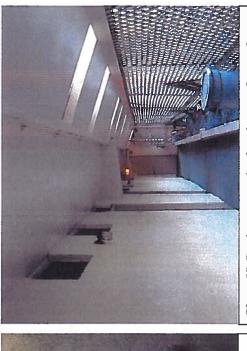


Photo 57. Depicts unpermitted enclosure of ground floor walk way (lattice) and sloping sidewalk due to tree roots.



Photo 58. Depicts sloping walking surface at exterior exit balcony on the West wing.



Photo 59. Depicts panic hardware at exit. (panic hardware not working properly)



Photo 60. Depicts unequal rise height in stair to lobby from West wing.



Photo 61. Depicts cracking in elevator shaft exterior wall.



Photo 62. Depicts deteriorating concrete roof overhang on the left side of the West wing.

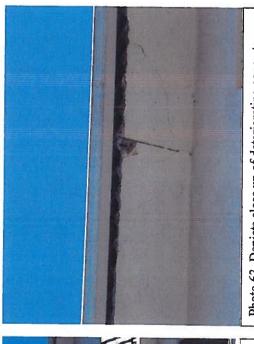


Photo 63. Depicts close up of deteriorating concrete roof overhang of the West wing.



Photo 64. Depicts close up of deteriorating concrete roof overhang and cracking of the wall/roof of the West wing.



Photo 65. Depicts close up of deteriorating concrete roof overhang of the West wing.



Photo 66. Depicts coned off area below deteriorating concrete roof overhang of the West wing.

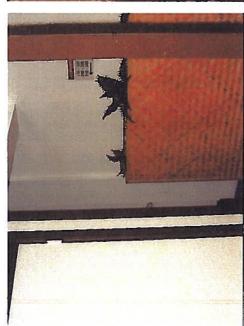


Photo 67. Depicts No fire separation at entrance to West wing from lobby.

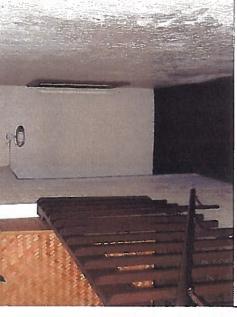


Photo 68. Depicts No fire separation at entrance to West wing from lobby.



Photo 69. Depicts non rated doors to mechanical rooms in the lobby area. (no fire separation between mechanical room and lobby)



Photo 70. Depicts non-code compliant guardrail at window in the corridor of the North wing.

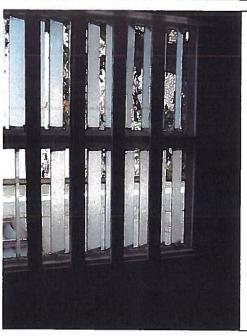


Photo 71. Depicts non-code compliant guardrail at window in the corridor of the North wing.



Photo 73. Depicts non-code compliant guardrail at window in the corridor of the North wing.



Photo 74. Depicts unpermitted maintenance shop and storage room on the ground floor of the West wing.



Photo 75. Depicts unpermitted hotel laundry room.



storage area adjacent to the Puna side stairway of the West wing. Photo 76. Depicts unpermitted hotel laundry and



storage area adjacent to the Puna side stairway of the Photo 77. Depicts unpermitted hotel laundry and West wing.

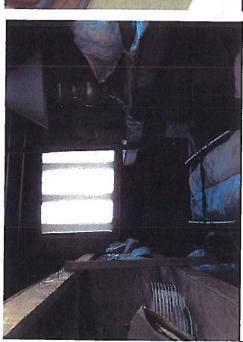


Photo 78. Depicts interior of unpermitted storage adjacent to the Puna side stairway of the West wing.

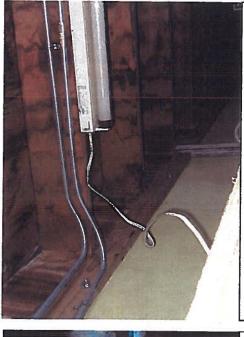
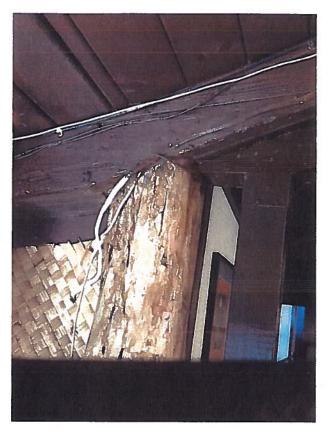
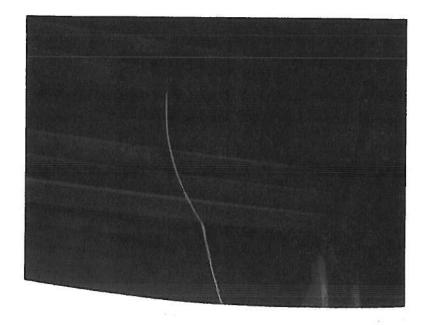


Photo 79. Depicts interior of unpermitted storage adjacent to the Puna side stairway of the West wing.



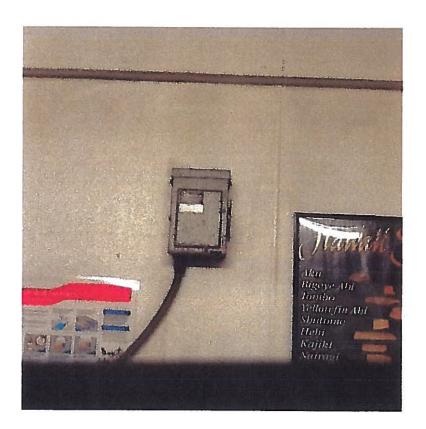
Restaurant dining area use of NMB cable which is subject to physical damage. And not supported per code requirements. (334.15 Exposed Work). (B) Protection from Physical Damage)



Dinning Bar Area NMB Cable not supported (314.23 Supports. Enclosures within the scope of this article)

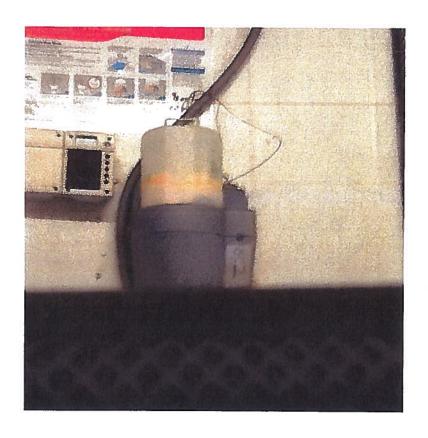
(A) Surface Mounting. An enclosure mounted on a building or other surface shall be rigidly and securely fastened in Place. If the surface does not provide rigid and secure support, Additional support in accordance with other provisions of this section shall be provided.





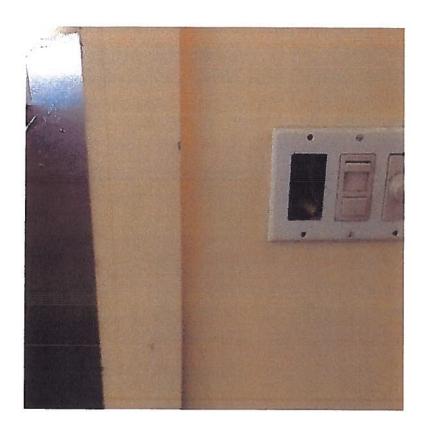
Kitchen area disconnects above sink liquid tight flexible metal and receptacles Box above walk in refrigerator not supported refer enclosure. (356.30 Securing and Supporting) Type LFNC-B shall be securely fastened and supported in accordance with one of the following:

(1) Where installed in lengths exceeding 1.8 m (6 ft.), the Conduit shall be securely fastened at intervals not exceeding 900 mm (3 ft.) and within 300 mm (12 in.) on each side of every outlet box, junction box, cabinet, or Fitting.





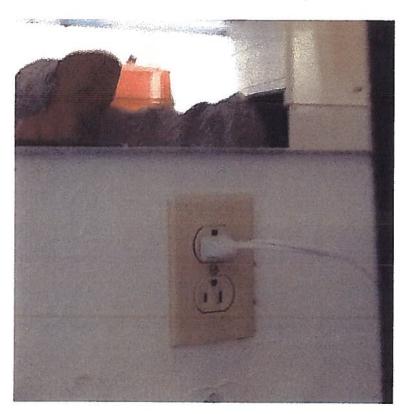
Kitchen prep area table unsupported conduits and outlet box unused openings not covered. (356.30 securing and Supporting and 110.12(A) Mechanical Execution of Work.) (A) Unused Openings. Unused openings, other than those Intended for the operation of equipment, those intended for Mounting purposes or those permitted as part of the design For listed equipment, shall be closed to afford protection Substantially equivalent to the wall of the equipment. Where metallic plugs or plates are used with nonmetallic Enclosures, they shall be recessed at least 6 mm (1/4 in.) From the outer surface of the enclosure. (2 Pictures above)



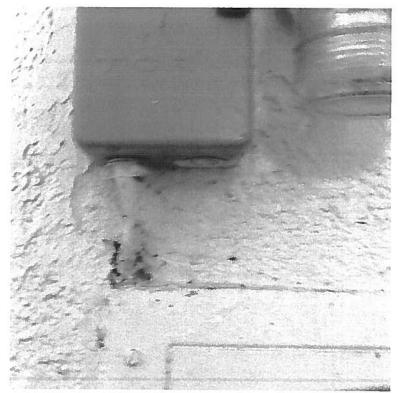
Device cover in resturaunt dining unused opening not covered (110.12(A) Mechanical Execution of Work. (A) Unused Openings.)



Fixture in resturaunt dining area supported only by flexible cord (400.10 Pull at Joints and Terminals) Flexible cords and cables shall be connected to devices and to fittings so that tension is not transmitted to joints or terminals.



West wing guest room kitchen area (typical) Countertop receptacles require GFCI protection. (210.8 Ground-Fault Circuit-Interrupter Protection for Personnel.)



West wing corrigdor time clock mounted above load center NMB cable used and not protected.(334.15 Exposed Work.)

(B) Protection from Physical Damage. Cable shall be protected from physical damage where necessary by rigid metal conduit, intermediate metal conduit, electrical metallic tubing, Schedule 80 PVC conduit, or other approved means. Where passing through a floor, the cable shall be enclosed in rigid metal conduit, intermediate metal conduit, electrical metallic tubing, Schedule 80 PVC conduit, or other approved means extending at least 150 mm (6 in.) above the floor.



West wing corrigdor conduit not supported (358.30 Securing and Supporting)

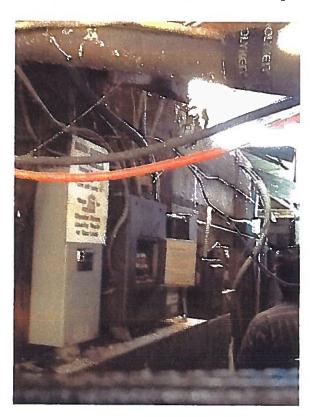
(A) Securely Fastened. EMT shall be securely fastened in place at least every 3 m (10 ft). In addition, each EMT run between termination points shall be securely fastened within 900 mm (3 ft) of each outlet box, junction box, device box, cabinet, conduit body, or other tubing termination.

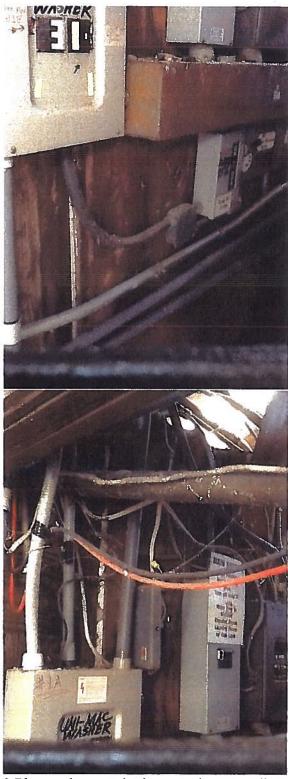


West wing corridor conduit not properly connected coupling not Connected. (358.42 Couplings and Connectors) Couplings and connectors used with EMT shall be made up tight. Where buried in masonry or concrete, they shall be concrete tight type. (Where installed in wet locations, they shall comply with 314.15.



West wing corridor storage room use of NMB cable without protection (334.15 Exposed Work. (B) Protection required from Physical Damage)





2 Photos above and other two that preceding this Depicts electrical room at ground floor in between West and South wing. Code violations are per articles use of NMB cable without protection. Observance of additional wiring run has compromised work space requirement about electrical equipment. (334.15 Exposed Work (B) Protection from Physical Damage)

(110.26 Spaces about Electrical Equipment) Sufficient Access and working space shall be provided and maintained about all electrical equipment to permit ready and safe operation And maintenance of such equipment.



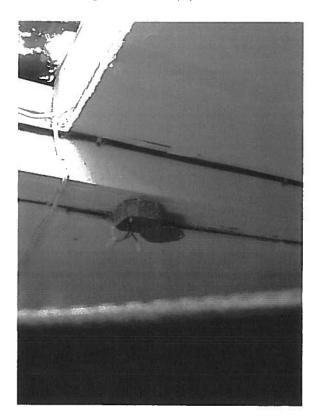
Storage room ground floor next to electrical room in between West and South wing. Feeder PVC conduit coupling has come apart exposing energized conductors. (358.42 Couplings and Connectors). Couplings and connectors Used with EMT shall be made up tight.



Fire alarm cable exposed in lobby area not listed to be run exposed 110.3(B)

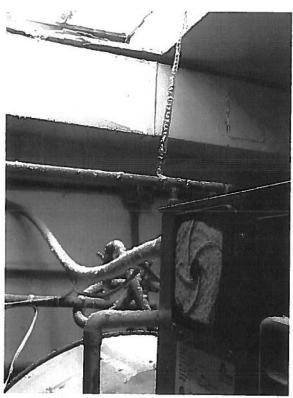


Laundry room ground level use of NMB cable. NMB cable without protection (334.15 Exposed Work (B) Protection from Physical Damage.)



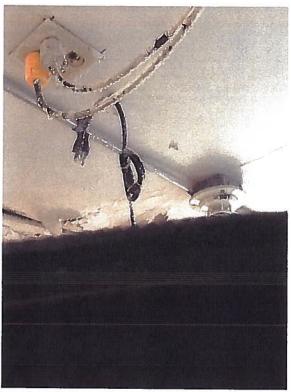
Laundry Room junction box not covered possible fire hazard per energized wire not contained in junction box.

(314.28 (3) (C) Covers.) All pull boxes, junction boxes, and conduit Bodies shall be provided with covers compatible with the Box or conduit body construction and suitable for the conditions of use. Where used, metal covers shall comply with The grounding requirements of 250.110.



Laundry Room junction box not covered possible fire hazard per energized wire not contained in junction box.

(314.28 (3) (C) Covers). All pull boxes, junction boxes, and conduit Bodies shall be provided with covers compatible with the box or conduit body construction and suitable for the conditions of use. Where used, metal covers shall comply with (Grounding requirements of 250.110.)



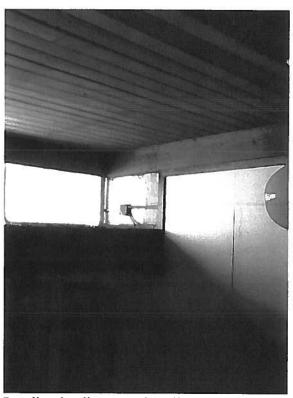
Use of non-listed flexible cords providing power for fans. As noted receptacle is burnt due to a loose connection. (110.3(B) Examination, Identification, Installation, and use of equipment (B) Installation and Use. Listed or labeled equipment shall be installed and used in accordance with any instructions Included in the listing or labeling.



Exit light North wing corridor subject to physical damage Due to in proper mounting height 6'-6" (110.27 Guarding of Live Parts.)

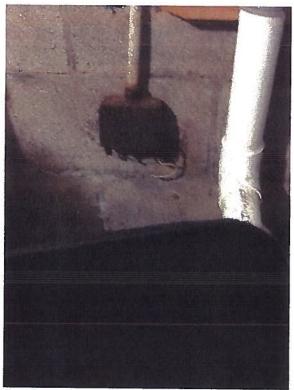
(A) Live Parts Guarded Against Accidental Contact. Except as elsewhere required or permitted by this Code, Live parts of electrical equipment operating at 50 volts or More shall be guarded against accidental contact by approved Enclosures or by any of the following means: Prevent Physical Damage. In locations where electrical Equipment is likely to be exposed to physical damage, Enclosures or guards shall be so arranged and of such Strength

as to prevent such damage.



Landing leading to stairwell to upper level between North and East wing. NMB cable run in a damp location wet conductors will pose electrical hazard. (334.12(B) (4)

(B) Types NM and NMS. Types NM and NMS cables shall not be used under the following conditions or in the Following locations: (4) in wet or damp locations.)



Junction box in pool pump room rotted out and deteriorating due to exposure from outdoor elements by way Of pump room window open to outdoor elements (rain) (110.11 Deteriorating Agents). Unless identified for use in the operating environment, no conductors or equipment shall be located in damp or wet locations; where exposed to Gases, fumes, vapors, liquids, or other agents that have a Deteriorating effect on the conductors or equipment; or Where exposed to excessive temperatures.



Pool room junction / device box uncovered and possibly Conductors may still be energized. (110.27 Guarding of Live Parts.)

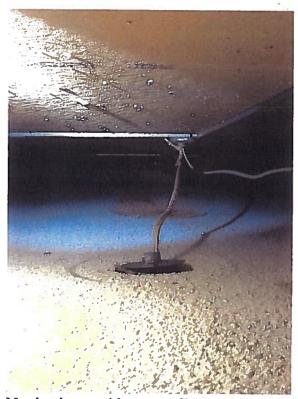
- (A) Live Parts Guarded Against Accidental Contact. Except as elsewhere required or permitted by this Code, Live parts of electrical equipment operating at 50 volts or More shall be guarded against accidental contact by approved Enclosures or by any of the following means:
- (1) By location in a room, vault, or similar enclosure that is Accessible only to qualified persons.
- (2) By suitable permanent, substantial partitions or screens arranged so that only qualified persons have access to the space within reach of the live parts. Any openings In such partitions or screens shall be sized and located So that persons are not likely to come into accidental Contact with the live parts or to bring conducting objects Into contact with them.
- (3) By location on a suitable balcony, gallery, or platform Elevated and arranged so as to exclude unqualified persons.
- (4) By elevation of 2.5 m (8 ft.) or more above the floor or other working surface.
- (B) Prevent Physical Damage. In locations where electrical Equipment is likely to be exposed to physical damage, Enclosures or guards shall be so arranged and of such Strength as to prevent such damage.
- (C) Warning Signs. Entrances to rooms and other guarded Locations that contain exposed live parts shall be marked with conspicuous warning signs forbidding unqualified persons To enter.



East wing guest room open fixture

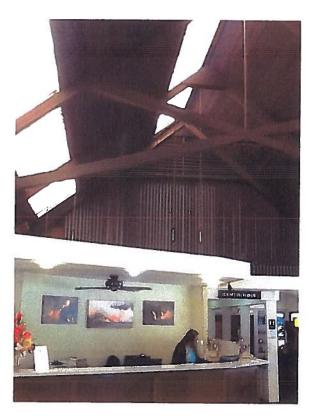
(410.5 Live Parts.) Luminaires, portable luminaires, lamp holders, and lamps shall have no live parts normally exposed to contact. Exposed accessible terminals in lamp holders And switches shall not be installed in metal Luminaire canopies or in open bases of portable table or Floor luminaires. Exception: Cleat-type lamp holders located at least 2.5 m (8 ft.) above the floor shall be permitted to have exposed terminals.

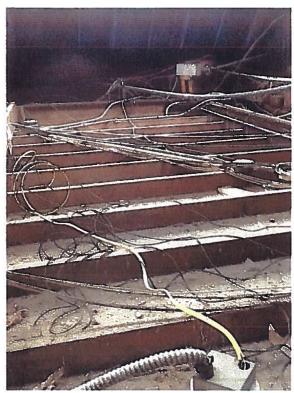




North wing corridors use of NMB cable in suspended ceilings (334.12(A) (2) Uses Not Permitted.) (A) Types NM, NMC, and NMS. Types NM, NMC, and NMS cables shall not be permitted as follows:

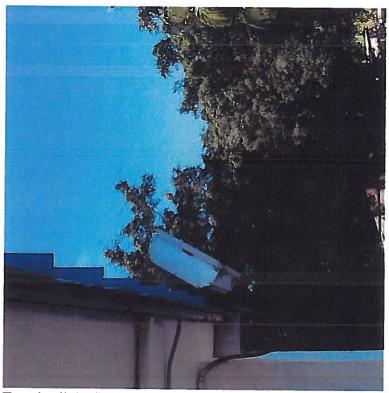
- (1) In any dwelling or structure not specifically permitted In 334.10(1), (2), and (3) Exception: Type NM, NMC, and NMS cable shall be permitted In Type I and II construction when installed within Raceways permitted to be installed in Type I and II Construction.
- (2) Exposed in dropped or suspended ceilings in other than one- and two-family and multifamily dwellings.



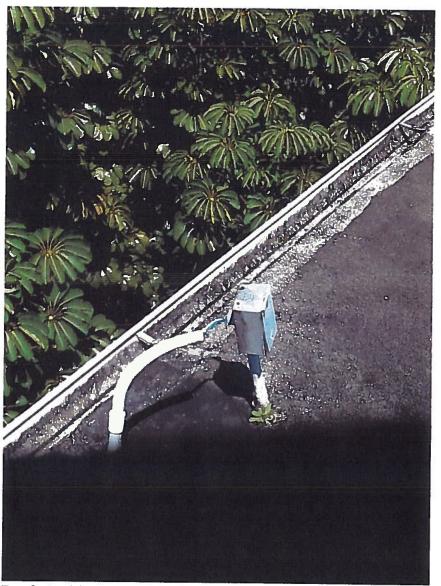


Wiring here done above check in desk.

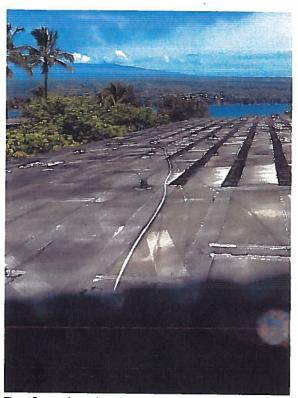
- (334.30 Securing and Supporting). Nonmetallic-sheathed Cable shall be supported and secured by staples, cable ties, straps, hangers, or similar fittings designed and installed so As not to damage the cable, at intervals not exceeding 1.4 m (41/2 ft.) And within 300 mm (12 in.) of every outlet box.
- (314.17(B) Conductors Entering Boxes), Conduit Bodies, or Fittings. Conductors entering boxes, conduit bodies, or Fittings shall be protected from abrasion and shall comply With 314.17(A) through (D).
- (B) Metal Boxes and Conduit Bodies. Where metal boxes or conduit bodies are installed with messenger-supported Wiring, open wiring on insulators, or concealed knob-and tube Wiring, conductors shall enter through insulating bushings or, in dry locations, through flexible tubing extending from the last insulating support to not less than 6 mm (1/4 In.) Inside the box and beyond any cable clamps. Except as provided in 300.15(C), the wiring shall be firmly secured to the box or conduit body. Where raceway or cable is installed with metal boxes or conduit bodies, the raceway or Cable shall be secured to such boxes and conduit bodies.



Exterior light fixture above East wing (general store) does not comply with county lighting (Ordinance article 9 section 14)



Rooftop wiring at North wing several areas conduit has separated from box and conductors are now exposed to elements. Electrical hazard due to conductor's exposure to weather. (352.30 Securing and Supporting). PVC conduit shall be Installed as a complete system as provided in 300.18 and shall be fastened so that movement from thermal expansion or contraction is permitted.



Rooftop electrical conduit at North wing unsupported and no expansion joints installed. (352.44 Expansion Fittings). Expansion fittings for PVC Conduit shall be provided to compensate for thermal expansion and contraction where the length change.



Rooftop wiring at North wing open junction

(314.28 (3) (C) Covers). All pull boxes, junction boxes, and conduit Bodies shall be provided with covers compatible with the Box or conduit body construction and suitable for the conditions of use.



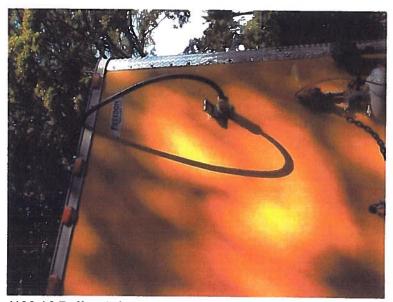
Next three Photos depict unpermitted wiring for Gina's food trailer Unpermitted wiring supplying power to Gina's food trailer located in front of East wing (225.16 Attachment point) shall be in accordance with (230.26 in no case shall this point be less than 10' above finish level).



(Art. 406.8 Receptacles in Damp places), (Art 110.3 (B) Installation and use, Hawaii County code 9.26 permits required.



(230.26 Point of Attachment). In no case shall this point of attachment be less than 3.0 m (10 feet) above finished grade.



(400.10 Pull at Joints and Terminals). Flexible cords and cables shall be connected to devices and to fittings so that tension is not transmitted to joints or terminals.



(Inside General Store back Office Area) (110.26 Spaces about Electrical Equipment).

(a) Dedicated Electrical Space. The space equal to the width and depth of the equipment and extending from the floor to a height of 1.8 m (6 feet) above the equipment or to the structural ceiling, whichever is lower, shall be dedicated to the electrical installation. No piping, ducts, leak protection apparatus, or there equipment foreign to the electrical installation shall be located in this zone.





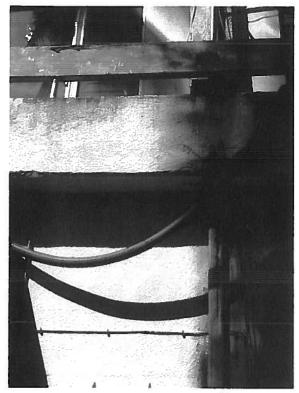
(Outside General Store)

(314.28 Pull and Junction Boxes and Conduit Bodies). Boxes and conduit bodies used as pull or junction boxes shall comply with (C) Covers. All pull boxes, junction boxes, and conduit bodies shall be provided with covers compatible with the box or conduit body construction and suitable for the conditions of use.

(334.12 Uses Not Permitted. (4) In wet or damp locations.



(North wing of Uncle Billy's looking upward to guest room balcony) (300.11 Securing and Supporting) flexible metal conduit.)
Secured in Place. Raceways, cable assemblies, boxes, cabinets, and fittings shall be securely fastened in place.



(Exterior of North wing at Uncle Billy's)

(348.30 Securing and Supporting). FMC shall be securely fastened in place and supported in accordance with (A) Securely Fastened. FMC shall be securely fastened in place by an approved means within 300 mm (12 in.) of each box, cabinet, conduit body, or other conduit termination and shall be supported and secured at intervals not to exceed (41/2 feet).

(334.12 Nonmetallic-Sheathed Cable): Uses Not Permitted. (4) In wet or damp locations.

(334.15 Exposed Works). In exposed work, (B) Protection from Physical Damage. Cable shall be protected from physical damage where necessary by rigid metal conduit, intermediate metal conduit, electrical metallic tubing, Schedule 80 PVC conduit, or other approved means. Where passing through a floor, the cable shall be enclosed in rigid metal conduit, intermediate metal conduit, electrical metallic tubing, Schedule 80 PVC conduit, or other approved means extending at least (6 in.) above the floor.



(Exterior of North wing at Uncle Billy's)

(348.30 Securing and Supporting). FMC shall be securely fastened in place and supported in accordance with (A) Securely Fastened. FMC shall be securely fastened in place by an approved means within 300 mm (12 in.) of each box, cabinet, conduit body, or other conduit termination and shall be supported and secured at intervals not to exceed (41/2 feet). (334.12 Nonmetallic-Sheathed Cable): Uses Not Permitted. (4) In wet or damp locations.

(334.15 (B) Protection from Physical Damage). Cable shall be protected from physical damage where necessary by rigid metal conduit, intermediate metal conduit, electrical metallic tubing, Schedule 80 PVC conduit, or other approved means. Where passing through a floor, the cable shall be enclosed in rigid metal conduit, intermediate metal conduit, electrical metallic tubing, Schedule 80 PVC conduit, or other approved means extending at least (6 in.) above the floor.



(Figure 1-5 East side Court yard Area fronting North wing) PVC conduit run on surface shall be at least 18" below finish grade.

(352 Rigid Polyvinyl Chloride Conduits)

II. Installation 352.10 Uses Permitted. The use of PVC conduit shall be permitted in accordance with:

Exposed. PVC conduit shall be permitted for exposed work. PVC conduit used exposed in areas of physical damage shall be identified for the use. PVC Conduit, Type Schedule 80, is identified for areas of physical damage.



Conduit used exposed in areas of physical damage shall be identified for the use. Type Schedule 80, is identified for areas of physical damage.



Conduit used exposed in areas of physical damage shall be identified for the use. Type Schedule 80, is identified for areas of physical damage.



Conduit used exposed in areas of physical damage shall be identified for the use. Type Schedule 80, is identified for areas of physical damage.



Conduit used exposed in areas of physical damage shall be identified for the use. Type Schedule 80, is identified for areas of physical damage.



(East Side Court yard Exterior of Building fronting North wing)
Use of NMB cable in a wet location

(334.12 Uses Not Permitted). (B) Types NM and NMS. Types NM and NMS cables Shall not be used under the following conditions or in the following locations: In wet or damp locations

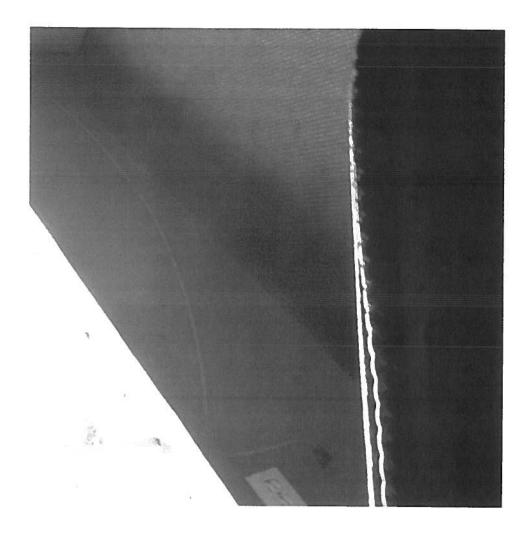
(334.15 Exposed Works). (B) Protection from Physical Damage. Cable shall be protected from physical damage where necessary by rigid metal conduit, intermediate metal conduit, electrical metallic tubing, Schedule 80 PVC conduit, or other approved means. Where passing through a floor, the cable shall be enclosed in rigid metal conduit, intermediate metal conduit, electrical metallic tubing, Schedule 80 PVC conduit, or other approved means extending at least 150 mm (6 in.) above the floor.



(Exterior of General Store parking lot area)

In adequate support of EMT conduit. (358.30 Securing and Supporting)

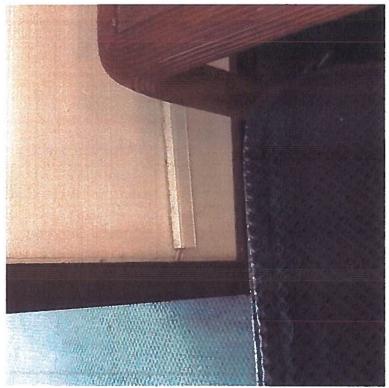
Securely Fastened. EMT shall be securely fastened in place at least every 3 m (10 feet). In addition, each EMT run between termination points shall be securely fastened within 900 mm (3 feet) of each outlet box, junction box, device box, cabinet, conduit body, or other tubing termination.



(Lobby Area)

(400.8 Uses Not Permitted.) Unless specifically permitted in 400.7, flexible cords and cables shall not be used for the following:

- (1) As a substitute for the fixed wiring of a structure,
- (2) where attached to building surfaces
- (3) Where subject to physical damage.

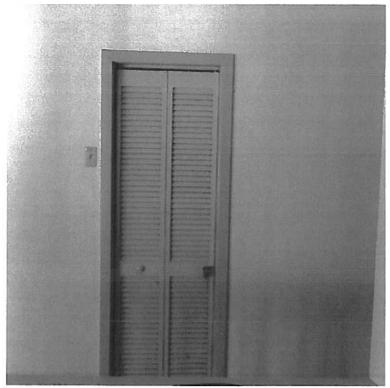


Exposed NMB cable run in Lobby area (334.15 Exposed Work).

(A) Protection from Physical Damage. Cable shall be protected from physical damage where necessary by rigid metal conduit, intermediate metal conduit, electrical metallic tubing, Schedule 80 PVC conduit, or other approved means. Where passing through a floor, the cable shall been closed in rigid metal conduit, intermediate metal conduit, electrical metallic tubing, Schedule 80 PVC conduit, or other approved means extending at least 150 mm (6 in.) above the floor.



(Lobby Area Men's and Women's Bathroom GFCI protection required for receptacles) (210.8 Ground-Fault Circuit-Interrupter Protections for Personnel.)
Other than Dwelling Units. All 125-volt, single phase, 15- and 20-ampere receptacles installed in the locations specified shall have ground-fault circuit-interrupter protection for personnel: (1) Bathrooms.



(Lobby Electrical Room Door next to check in counter)

(110.26 Spaces about Electrical Equipment). Sufficient access and working space shall be provided and maintained about all electrical equipment to permit ready and safe operation and maintenance of such equipment.

(110.33 Entrance to Enclosures and Access to Working Space)

(A) Entrance. At least one entrance to enclosures for electrical installations as described in 110.31 not less than 610 mm (24 in.) wide and 2.0 m (61/2 feet) high shall be provided to give access to the working space about electrical equipment.

(110.27 Guarding of Live Parts Except as elsewhere required or permitted by this Code, live parts of electrical equipment operating at 50 volts or more shall be guarded against accidental contact by approved enclosures or by any of the following means:

Warning Signs. Entrances to rooms and other guarded locations that contain exposed live parts shall be marked with conspicuous warning signs forbidding unqualified persons to enter.



(Lobby Electrical Room open wire way with no cover now exposes energized conductors) (334.15 Exposed Work). (B) Protection from Physical Damage. Cable shall be protected from physical damage where necessary by rigid metal conduit, intermediate metal conduit, electrical metallic tubing, Schedule 80 PVC conduit, or other approved means. Where passing through a floor, the cable shall be enclosed in rigid metal conduit, intermediate metal conduit, electrical metallic tubing, Schedule 80 PVC conduit, or other approved means extending at least 150 mm (6 in.) above the floor.



(In Lobby Electrical Room) Junction box with no cover now exposes energized conductors) (334.15 Exposed Work

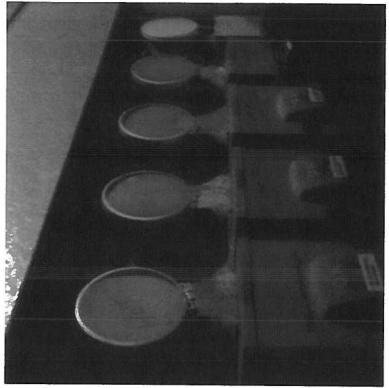
Protection from Physical Damage. Cable shall be protected from physical damage where necessary by rigid metal conduit, intermediate metal conduit, electrical metallic tubing, Schedule 80 PVC conduit, or other approved means. Where passing through a floor, the cable shall be enclosed in rigid metal conduit, intermediate metal conduit, electrical metallic tubing, Schedule 80 PVC conduit, or other approved means extending at least 150 mm (6 in.) above the floor.



equipment; or where exposed to excessive temperatures.

Lobby Electrical room picture depicts bucket used to catch water from a leaking roof also observed were towels used to saturate water around electrical equipment.

(110.11 Deteriorating Agents). Unless identified for use in the operating environment, no conductors or equipment shall be located in damp or wet locations; where exposed to gases, fumes, vapors, liquids, or other agents that have a deteriorating effect on the conductors or



Lobby Electrical room picture depicts meter socket enclosure without a permanent cover. To protect live energized parts behind cardboard.

(110.27 Guarding of Live Parts).

- (A) Live Parts Guarded Against Accidental Contact. Except as elsewhere required or permitted by this Code, live parts of electrical equipment operating at 50 volts or more shall be guarded against accidental contact by approved enclosures or by any of the following means:
- (B) (1) By location in a room, vault, or similar enclosure that is accessible only to qualified persons.
- (C) (2) By suitable permanent, substantial partitions or screens arranged so that only qualified persons have access to the space within reach of the live parts. Any openings in such partitions or screens shall be sized and located so that persons are not likely to come into accidental contact with the live parts or to bring conducting objects into contact with them.
- (D) (3) By location on a suitable balcony, gallery, or platform elevated and arranged so as to exclude unqualified persons.
- (E) (4) By elevation of 2.5 m (8 feet) or more above the floor or other working surface.



Lobby Electrical room picture depicts open wire way cover and energized conductors are now exposed to accidental contact.

(Art 314.17 Conductors Entering Boxes, Conduit Bodies, or Fittings). Conductors entering boxes, conduit bodies, or fittings shall be protected from abrasion and shall comply with;

(A) Openings to Be Closed. Openings through which conductors enter shall be adequately closed.







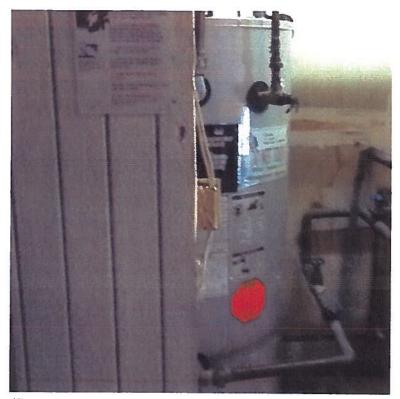
(Storage Room between North and East wing) Three above photos

(358.30 Securing and Supporting). EMT shall be securely fastened in place at least every 3 m (10 feet). In addition, each EMT run between termination points shall be securely fastened within 900 mm (3 feet) of each outlet box, junction box, device box, cabinet, conduit body, or other tubing termination.



Gas Water Heater in Storage Room between North and East wing no cover on junction box energized conductors present.

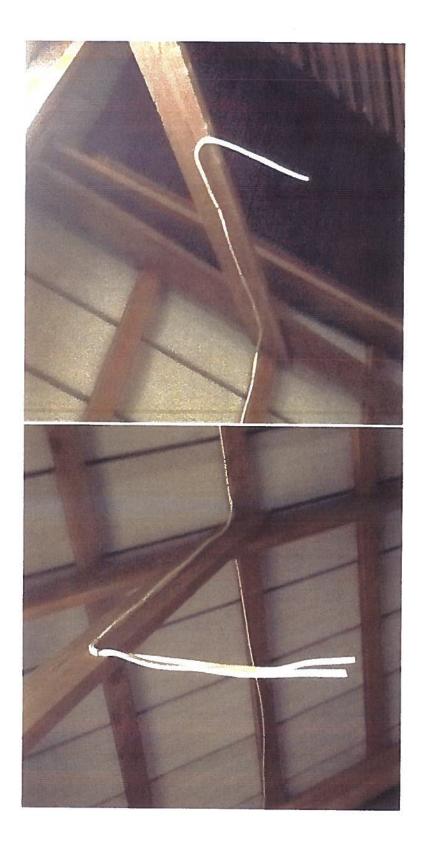
- (314.17 Conductors Entering Boxes, Conduit Bodies, or Fittings). Conductors entering boxes, conduit bodies, or fittings shall be protected from abrasion and shall comply with;
 - (A) Openings to Be Closed. Openings through which conductors enter shall be adequately closed.



(Storage Room between North and East wing a wall was removed exposing NMB cable wiring. Now subject to physical damage.

(334.15 Exposed Work).

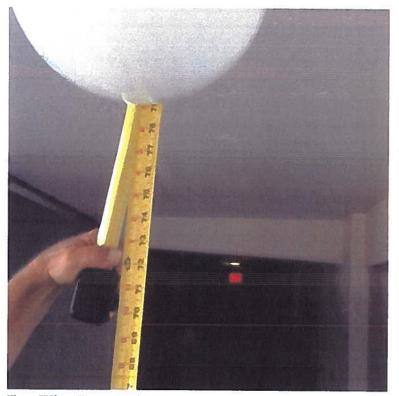
(B) Protection from Physical Damage. Cable shall be protected from physical damage where necessary by rigid metal conduit, intermediate metal conduit, electrical metallic tubing, Schedule 80 PVC conduit, or other approved means. Where passing through a floor, the cable shall be enclosed in rigid metal conduit, intermediate metal conduit, electrical metallic tubing, Schedule 80 PVC conduit, or other approved means extending at least 150 mm (6 in.) above the floor.





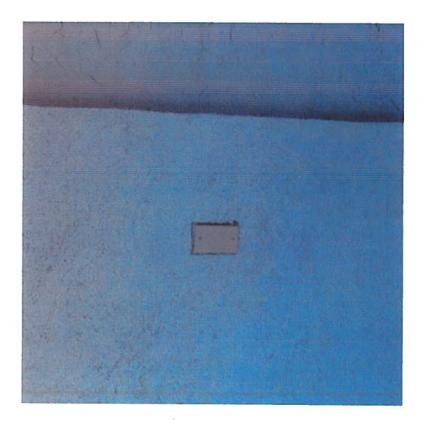
(East Wing 2nd floor Storage) 3 photos above depict unfinished electrical wiring (unpermitted) and possibly energized.

HCC Section 9-9 Inspections No inspections conducted at site HCC Section 9-26. Permit required Electrical work performed and used without required electrical permit.



East Wing Entry and Stairway 1-4 floors typical installations Light fixture height too low subject to physical damage.

(110.27 Guarding of Live Parts). (B) Prevent Physical Damage. In locations where electrical equipment is likely to be exposed to physical damage, enclosures or guards shall be so arranged and of such strength as to prevent such damage.



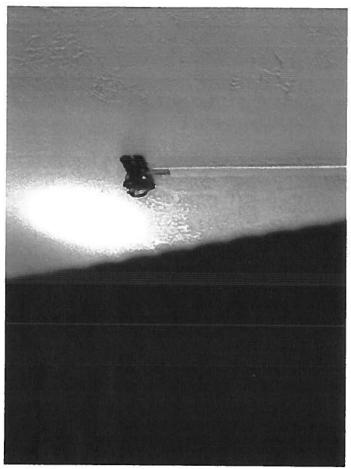
East wing typical 1-4 floors (406.8 Receptacles installed in Damp or Wet Locations).

(F) Flush Mounting with Faceplate. The enclosure for a receptacle installed in an outlet box flush-mounted in a finished surface shall be made weatherproof by means of a weatherproof faceplate assembly that provides a watertight connection between the plate and the finished surface.



(East Wing typical Stairway lighting 1-4 floors) light fixtures with no covers to protect lamps from accidental contact.

(410.5 Live Parts). Luminaires, portable luminaires, lamp holders, and lamps shall have no live parts normally exposed to contact. Exposed accessible terminals in lamp holders and switches shall not be installed in metal luminaire canopies or in open bases of portable table or floor luminaires.



(2nd Floor East wing Guest room)

(372.13 Discontinued Outlets). When an outlet is abandoned, discontinued, or removed, the sections of circuit conductors supplying the outlet shall be removed from the raceway. No splices or reinsulated conductors, such as would be the case of abandoned outlets on loop wiring, shall be allowed in raceways.



Depicting deterioration of shower tub drains units per guest rooms.