



IN REPLY REFER TO:

United States Department of the Interior

BUREAU OF RECLAMATION
Great Plains Region
Nebraska-Kansas Area Office
1706 West 3rd Street
McCook, NE 69001-2159

NK-Johanson
LRM-8.00 FRC

February 12, 2016

VIA ELECTRONIC MAIL ONLY

Mr. Jim Douglas
Director
Nebraska Game and Parks Commission
P.O. Box 30370
Lincoln, NE 68503-0370
jim.douglas@nebraska.gov

Subject: Medicine Creek Lodge Health and Safety Report

Dear Mr. Douglas:

Reclamation values the partnership we have with the Nebraska Game & Parks Commission (NGPC) and your efforts to manage Reclamation lands in Nebraska. In accordance with the Master Lease Agreement - 14-06-700-3816-A, NGPC is responsible for administering and managing lands and facilities at Reclamation Reservoirs for recreation, wildlife and related purposes.

As part of the Master Lease Agreement, and pursuant to Reclamation Directives and Standards -LND 04-02, Concessions Management by Non-Federal Partners - <http://www.usbr.gov/recman/lnd/lnd04-02.pdf>, NGPC may enter into third party concession agreements to provide concession related services and facilities. As noted in these standards (LND 04-02 (7)(A)), all concession agreements issued by the non-Federal partner will require Reclamation and the non-Federal partner to conduct annual concession reviews and evaluations. The review should identify problems, solutions, and a timetable for resolving the problems in a written report. The non-Federal partner must ensure that any operational or administrative deficiencies noted by the review are corrected in accordance with the established timetable.

Over the past few years, in particular a site visit conducted in June, 2014, several activities/actions were directly documented and observed that gave concern to the operations of the concession and exclusive use area at Medicine Creek Lodge. After discussions with NGPC, a joint decision was made to proceed with a health and safety inspection by an independent contractor. This information would then be used in moving forward with an action plan for the area.

The Medicine Creek Lodge Health and Safety Inspection was conducted in September – November, 2015. The final report, resultant from that inspection, was submitted by the contractor to Reclamation in January, 2016, and is attached for your review and use (attachment). The report identifies several significant deficiencies and public health, safety, and environmental concerns.

Based on our review of the report, it is imperative NGPC and Reclamation schedule a meeting, with a goal of reviewing the breadth and scope of the deficiencies, and discuss how to proceed. It should be noted that we have serious concerns about allowing permit holders to safely occupy or even access the trailers/lots in the concession area, given the nature of the deficiencies and findings included in the inspection report.

We anticipate hearing from you in the coming week to schedule a meeting and initiate discussions on this very serious matter. If you have questions, please call me at 308-345-1027.

Sincerely,

/s/
Aaron M. Thompson
Area Manager

Attachment

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Health and Safety Inspection of
Medicine Creek Lodge Concession Area

Date of Inspection

September – November 2015

Property of

Medicine Creek Lodge Concession Area
72848 Trail 1
40.381227, -100230390
Cambridge, NE

Prepared for:

Bureau of Reclamation

Prepared By:

Lorna G Puntillo
Environmental Scientist
M.S. Industrial Operations

TABLE OF CONTENTS

Table of Contents

1	EXECUTIVE SUMMARY	8
	Figure 1 Medicine Creek Concession Area Map.....	9
	Figure 2 - Medicine Creek Concession Trailer Map	9
	Summary Of Discrepancies	11
	TABLE 1.0 Discrepancy Total by Category	11
	TABLE 2.0 Discrepancies per lot / location.....	12
	TABLE 2.0 Discrepancies per lot / location Cont.....	13
2	CERTIFICATION – ENVIRONMENTAL SCIENTIST	14
3	INTRODUCTIONS	15
	3.1 Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS)).....	15
	3.2 Electric Services Inspection.....	15
	3.3 Environmental - Garbage Disposal.....	15
	3.4 Environmental - Wastewater (Residential & Toilets / Sewage).....	15
	3.5 Environmental - Water Supply	15
	3.6 Environmental Assessment.....	16
	3.7 Food Sanitation – Lodge.....	16
	3.8 Safety and Health - Fire Prevention & Protection	16
	3.9 Safety and Health Inspection (Occupational)	16
	3.10 Structural Improvements / Modifications.....	17
	3.11 Trees Removal	17
	3.12 Violations & Corrective Action by Lot #	17
	3.13 Historical Data Review – Time Table	18
4	ACCESSIBILITY (AMERICANS WITH DISABILITIES ACT (ADA) & Uniform Federal Accessibility Guidelines (UFAS)).....	38
	4.1 The ADA Standards for Accessible Design (the ADA Standards)	38
	4.2 Uniform Federal Accessibility Guidelines (UFAS).....	38
5	ELECTRIC SERVICES INSPECTION.....	40
	5.1 General Findings.....	40
	5.2 Recommendations.....	42
6	ENVIRONMENTAL – GARBAGE DISPOSAL	43
	6.1 General Findings.....	43
7	ENVIRONMENTAL – WASTEWATER.....	44
	7.1 General Findings.....	44
	7.1.1 Residential	44
	7.1.2 Toilets / Sewage.....	44
	7.1.3 Sewage Future Repair / Replacement.....	44
	7.2 ACT Scenarios sent to NDEQ	45
	7.3 NDEQ – Scenario & Response.....	46
	7.4 Recommendation for Title 124 Compliance.....	48
8	ENVIRONMENTAL – WATER SUPPLY	49
	8.1 General Findings.....	49

8.2 DHHS Survey Deficiency Compliance Plan	49
8.2.1 Significant Deficiency	50
8.2.2 Minor Deficiency.....	50
9 ENVIRONMENTAL ASSESSMENTS.....	51
9.1 Environmental Property as a Whole Environmental Assessment - Scope of Work.....	51
9.1.1 TASK 1 - Environmental Agency Database Review	51
9.1.2 TASK 2 – Air Pollution and the Clean Air Act.....	51
9.1.3 TASK 3 - Clean Water Act.....	51
9.1.4 TASK 4 - Extremely Hazardous Substances / RCRA Hazardous Waste determination	51
9.1.5 TASK 5 - Environmental Reporting and Permitting determination	52
9.1.6 TASK 6 - Site Reconnaissance Reporting of Results.....	52
9.2 Limitations.....	52
9.3 Site Descriptions	52
9.4 Environmental Impacts (EPA / NE-DNR & NE-DEQ)	53
9.4.1 National Priorities List (NPL) - NO RESULTS FOR YOUR AREA.	53
9.4.2 CERCLIS List - NO RESULTS FOR YOUR AREA.	53
9.4.3 CERCLIS NFRAP - NO RESULTS FOR YOUR AREA.....	53
9.4.4 RCRA CORRACTS Facilities - NO RESULTS FOR YOUR AREA.....	53
9.4.5 RCRA non-CORRACTS TSD Facilities - NO RESULTS FOR YOUR AREA.	54
9.4.6 Emergency Response Notification System (ERNS) - NO RESULTS FOR YOUR AREA.	54
9.4.7 US Toxic Release Inventory - NO RESULTS FOR YOUR AREA.....	54
9.4.8 US RCRA Generators (CESQG, SQG, LQG) - NO RESULTS FOR YOUR AREA.	54
9.4.9 US ACRES (Brownfields) - NO RESULTS FOR YOUR AREA.....	54
9.4.10 US NPDES - NO RESULTS FOR YOUR AREA.....	55
9.4.11 Nebraska Underground Storage Tanks - NO RESULTS FOR YOUR AREA. ...	55
9.4.12 Nebraska Leaking Underground Storage Tanks - IDENTIFIED.....	55
9.4.13 NE Permitted Solid Waste Facilities - NO RESULTS FOR YOUR AREA.....	57
9.4.14 Brownfields - NO RESULTS FOR YOUR AREA.	57
9.4.15 Federal Institutional Control / Engineering Control Registry -	57
9.4.16 US Air Facility Systems (AIRS / AFS) - NO RESULTS FOR YOUR AREA	57
9.4.17 Environmental Agency File Review.....	57
9.5 Site Reconnaissance.....	58
9.5.1 Hazardous Chemical or Petroleum Storage – IDENTIFIED ACTION.....	58
9.5.2 Unidentified Substance Containers – IDENTIFIED ACTION.....	58
9.5.3 Structural Staining or Corrosion – IDENTIFIED ACTION.....	58
9.5.4 Potential Polychlorinated Biphenyls (PCBs) - NO RESULTS FOR YOUR AREA	58
9.5.5 Pits, Ponds, or Lagoons - NO RESULTS FOR YOUR AREA.....	58
9.5.6 Wastewater – IDENTIFIED – NO ACTION REQUIRED	58
9.5.7 Stormwater – IDENTIFIED – NO ACTION REQUIRED	58
9.5.8 Stained Soil or Pavement - NO RESULTS FOR YOUR AREA.....	58
9.5.9 Stressed Vegetation - NO RESULTS FOR YOUR AREA.....	59
9.5.10 Solid Waste - IDENTIFIED	59
9.5.11 Wells - IDENTIFIED	59
9.5.12 Septic Systems - IDENTIFIED	59
10 FOOD SANITATION – LODGE (MARINA)	60

10.1 General Findings.....	60
11 SAFETY AND HEALTH – FIRE PREVENTION & PROTECTION	61
11.1 Codes & Standards.....	61
11.2 The value of Standards Development Organizations.....	61
11.3 What are SDOs?.....	61
11.4 Government use of private standards.....	62
11.5 General Findings	62
12 SAFETY AND HEALTH INSPECTION (OSHA – LODGE).....	63
12.1 Federal Government Workers OSHA’s protection applies to all federal agencies.	63
12.1.1 Bureau of Reclamation Inspections	63
12.1.2 Bureau of Reclamation NAICS 924120	64
12.2 Federal Government, State Government or their agents (Concessionaires) has the Duty to Comply.....	64
12.3 Area under OSHA Jurisdiction & Responsible Party – NE OSHA Office.....	65
12.3.1 Area under OSHA Jurisdiction	65
12.3.2 Responsible Party	65
13 STRUCTURAL IMPROVEMENTS / MODIFICATIONS	66
13.1 Article 2 – Application of Regulations (Applicability)	66
13.1.1 Article 2.1 General	66
13.1.2 Article 2.2 Zoning Affects Building and Use	66
13.1.3 Article 2.3 Yard and Lot Reduction Prohibited	66
13.1.4 Article 2.4 Minimum Requirements	66
13.1.5 Article 2.5 Nonconformities.....	66
13.2 Article 7 – Parking Regulations (Applicability)	68
13.2.1 Article 7.1 General Provision	68
13.2.2 Article 7.2 Off-Road Parking Requirements	70
13.2.3 Article 7.3 Off-Road Loading Requirements.....	70
13.3 Article 8 – Accessory Uses (Applicability)	71
13.3.1 Article 8.4 Yard Regulations	71
13.4 Article 10 Administrative Provisions, Enforcement and Fees (Applicability).....	71
13.4.1 Article 10.1 Enforcement	71
13.4.2 Article 10.2 Zoning Permits	72
13.5 General Findings.....	73
14 TREE REMOVALS	74
14.1 Tree Removal in the Shoreline Policy.....	74
14.1.1 Clearing and Grading.....	74
14.1.2 Environmental Impacts.....	74
14.1.3 Vegetation Management.....	75
14.1.4 View Protection	77
14.2 General Findings.....	78
14.3 Recommendations.....	79
15 VIOLATIONS & CORRECTIVE ACTIONS BY LOT #	80
LOT #1.....	80
LOT #2.....	86
LOT #3.....	92
LOT #4.....	98
LOT #5.....	103

LOT #6.....	108
LOT #7.....	114
LOT #8.....	119
LOT #9.....	124
LOT #10.....	129
LOT #11.....	134
LOT #12.....	140
LOT #13.....	145
LOT #13B.....	150
LOT #14.....	157
LOT #15.....	162
LOT #16.....	167
LOT #17.....	171
LOT #17B.....	176
LOT #18A.....	181
LOT #19.....	186
LOT #20.....	188
LOT #21.....	193
LOT #22.....	199
LOT #23.....	205
LOT #24.....	211
LOT #25.....	217
LOT #26.....	222
LOT #27.....	229
LOT #28.....	236
LOT #29.....	241
LOT #30.....	246
LOT #31.....	251
LOT #32.....	257
LOT #33.....	263
LOT #34.....	268
LOT #35.....	273
LOT #36.....	278
LOT # 37.....	284
LOT #38.....	291
LOT #39.....	296
LOT #40.....	301
LOT #41.....	306
LOT #42.....	311
LOT #43.....	316
LOT #44.....	321
LOT #45.....	327
LOT #46.....	332
LOT #47.....	338
LOT #48.....	343
LOT #49.....	349
LOT #50.....	355
LOT #52.....	361

LOT #53.....	366
LOT #54.....	373
LOT #55.....	379
LODGE.....	384
CABINS.....	387
RV Pads.....	389
Boat Docks.....	391
Boat Storage Parking.....	394
16 REFERENCES.....	395

LIST OF FIGURES

Figure 1	Medicine Creek Concession Area Map
Figure 2	Medicine Creek Concession Trailer Map
Figure 3	Report of Suspected Leak (Leaking Underground Storage Tank – LUST)
Figure 4	Site Plan

LIST OF APPENDICES

Appendix A	Professional Qualifications
Appendix B	DOJ – ADA Standards
Appendix C	ABA Standards 2015
Appendix D	Nebraska State Electrical Inspection Report October 2015
Appendix E	Nebraska Department of Environmental Quality Title 124
Appendix F	DHHS / MHP Inspection Report 9-25-15
Appendix G	Onsite Wastewater Certificate No. 1975
Appendix H	NDEQ Scenario & Response for Title 124 Application
Appendix I	DHHS / PWS Inspection Report 9-26-15
Appendix J	NE Title 179 Chapter-03
Appendix K	NE Title 179 Chapter-05
Appendix L	NE Title 179 Chapter-21
Appendix M	Copy of PWS Permit (pdf)
Appendix N	LUST Medicine Creek Lodge
Appendix O	Dept. Ag Food Codes November 2014
Appendix P	Dept. Ag Inspection Report
Appendix Q	Fire Marshal Inspection 09-24-15
Appendix R	Frontier County Zoning Resolution 1999

1 EXECUTIVE SUMMARY

ACT Safe, LLC was hired to perform and has completed a Health and Safety inspection of Medicine Creek Lodge Concession Area. The property is located at 72828 Trail 1, Cambridge, NE 69022. The Health and Environmental assessment is a systematic process and assessment to determine the degree to which structures, facilities and/or systems comply with local, state and federal regulations intended to ensure human health and safety. (See Figure 1 Medicine Creek Concession Area Map and Figure 2 Medicine Creek Concession Trailer Map.)

The inspection was conducted from September to November 2015. During the inspection there were multiple Federal, State and County agency specialists involved for providing expertise within their respective areas of jurisdiction. Issues addressed in the course of the inspection were:

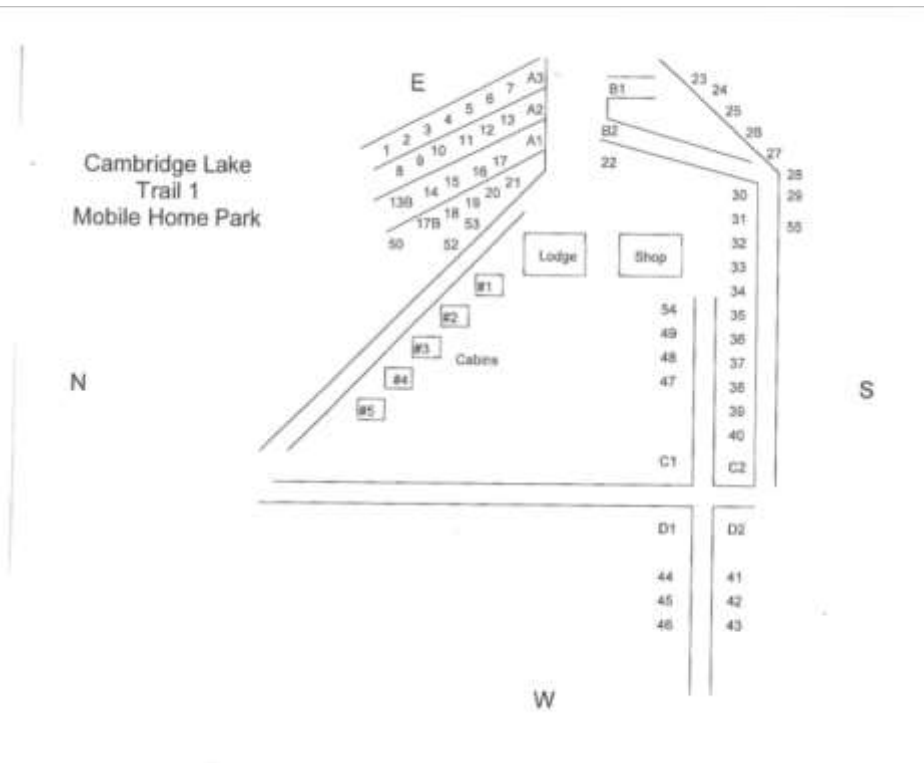
- Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS));
- Electric Services Inspection;
- Environmental - Garbage Disposal;
- Environmental - Wastewater (Residential & Toilets / Sewage);
- Environmental - Water Supply; Environmental Assessment;
- Food Sanitation – Lodge;
- Safety and Health - Fire Prevention & Protection;
- Safety and Health Inspection (Occupational); and
- Structural Improvements / Modifications and Tree Removal.

This report does not make claim that all discrepancies were identified, just those in so much as possible.

Figure 1 Medicine Creek Concession Area Map



Figure 2 - Medicine Creek Concession Trailer Map



The inspection effort resulted in a large amount of data and findings. In an effort to manage and organize the findings three categories were delineated to aid in the review and analysis of data. Discrepancies identified resultants from the inspection are assigned in three categories: Critical Discrepancies, Significant Discrepancies and Serious Discrepancies. The three categories are further defined below.

Category 1 Findings: Findings where severe deficiencies and matters of great importance, conditions or practices are evident and immediate and responsive action is required to ensure public health or safety and/or to prevent structural failure or resource loss.

Category 2 Findings: Findings address a wide range of important conditions and practices where action is needed to prevent or reduce further damage to a facility or resources, or where action is needed to increase effective management of the area. (ex: potential for causing the introduction of contamination into water delivered to consumers).

Category 3 Findings: Findings addressing less important conditions, practices and deficiencies, but corrective action is believed to be sound and beneficial to the operation of a facility, area or resources.

Table 1.0 below summarizes total discrepancies by category with regards to the issues addressed during the inspection.

Table 2.0 below categorizes discrepancies with regard to the issues addressed during the inspection. The numeric values denote the number (quantity) of instances of discrepancies observed and documented as a result of the inspection.

The column “Total” is the sum of all three discrepancy categories across all issue areas. Table 2.0 provides the reader a summary of the information relative to the number of observed and documented discrepancies. Additional detail and report findings for each area inspected, and correlating discrepancy is included in Chapter 3 - 15 of this report and associated Appendices.

Summary Of Discrepancies

TABLE 1.0 Discrepancy Total by Category

TOPIC	Category 1	Category 2	Category 3	TOTAL
ADA/UFAS	0	0	51	51
Electric	1	1	122	124
Garbage	0	0	0	0
Wastewater	3	14	64	81
Water Supply	2	5	314	321
Environmental Assessment	0	3	38	43
Food Sanitation	0	0	0	0
Safety & Health (Fire)	0	14	312	326
Safety & Health (OSHA)	0	0	6	6
Structural Improvements	0	0	214	214
Tree Removal	0	0	2	2
TOTAL	6	37	1123	1168

2 CERTIFICATION – ENVIRONMENTAL SCIENTIST

I have performed the Environmental Assessment portion of this audit in accordance with generally accepted environmental practices and procedures as of the date of this Report. I have employed the degree of care and skill ordinarily exercised under similar circumstances by reputable environmental professionals practicing in this area. The conclusions contained within this Assessment are based upon site conditions I readily observed or were reasonably ascertainable and present at the time of my Site Inspection, reasonably ascertainable regulatory information, and reasonably ascertainable historical information.

The Scope of the Environmental Assessment portion of this audit does not and cannot purport to encompass every report, record, or other form of documentation relevant to the Property being evaluated.

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined by the Environmental Protection Agency (EPA) in §312.10 b(2)(iii) and 312.10 b(2)(iv) of 40 CFR 312 and have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part. Professional Qualifications are included in Appendix A.

Lorna G Puntillo
M.S. Industrial Operations

3 INTRODUCTIONS

ACT Safe, LLC has completed a Health and safety inspection of Medicine Creek Lodge Concession Area. Property located at 72828 Trail 1, Cambridge, NE 69022. The Health and Environmental assessment is a process to predict effects of proposed initiatives before they are carried out. The following is a listing and brief overview of relevant laws, regulations and/or policies considered during the inspection. Each has its own dedicated section with the inspection details therein (See Sections 4 – 15).

3.1 Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))

The purpose of an accessibility survey is to determine whether or not a facility, or the component parts of a facility, has barriers to access by people with a variety of disabilities. During an accessibility survey, surveyors assess the current conditions of the facility to identify barriers.

3.2 Electric Services Inspection

Nebraska Statutes governing electrical licensing and inspection are known as the Nebraska State Electrical Act, Sections 81-2101 through 81-2143. The Nebraska State Electrical Board rules consist of 19 promulgated rules adopted by the Board to enable it to carry out its mission of public safety through electrical licensing and inspection. The purpose of the electric services inspection is to determine adherence to Nebraska Statutes.

3.3 Environmental - Garbage Disposal

Solid Waste regulations are incorporated in NDEQ Title 132 - Integrated Solid Waste Management Regulations. The purpose of the program is to ensure proper management of solid waste. Solid waste includes municipal solid waste typically collected and disposed in municipal landfills, and other nonhazardous waste. The purpose of the garbage disposal inspection is to determine adherence to Nebraska Statutes.

3.4 Environmental - Wastewater (Residential & Toilets / Sewage)

Onsite wastewater treatment systems include septic tanks, holding tanks, small lagoons, and other decentralized wastewater treatment systems not typically connected to a municipal wastewater treatment system. The majority of onsite systems serve single households, although there are housing subdivisions, churches, campgrounds and other non-dwellings such as restaurants, dog kennels, wineries, butcher shops and RV parks that use onsite systems. The U.S. Environmental Protection Agency (EPA) estimates that nearly one in four households depend on septic systems or other types of onsite systems for wastewater treatment. The Nebraska Rules and Regulations for the design, operation and maintenance of onsite wastewater treatment systems are covered under Title 124. The purpose of the wastewater inspection is to determine adherence to Nebraska Statutes.

3.5 Environmental - Water Supply

Current Nebraska law requires that all water wells must be registered with the State. There is one private well which supplies the trailer area. The water supply is regulated by the Nebraska Dept. of

Health and Human Services at present. It is categorized as a transient non-community public water supply. The definition of a TNCPWS is a system that serves more than 25 individuals daily for at least 60 days a year at 15 or more service connections. The designated operator in responsible charge needs to acquire a Grade 5 operator license issued by the NDHHS. Quarterly coliform bacteria and yearly nitrate-N samples are required. This water supply is presently operating in compliance with NDHHS, Division of Public Health Title 178, NAC 12, Regulations Governing Water Well Construction, Pump Installation and Water Well Decommissioning Standards. The purpose of the water supply inspection is to determine adherence to Nebraska Statutes.

3.6 Environmental Assessment

The purpose of an environmental assessment is to identify potential adverse environmental effects; proposes measures to mitigate adverse environmental effects; predict whether there will be significant adverse environmental effects, after mitigation measures are implemented; and include a follow-up program to verify the accuracy of the environmental assessment and the effectiveness of the mitigation measures.

3.7 Food Sanitation – Lodge

The purpose of the Nebraska Pure Food Act and the Nebraska Food Code is to safeguard the public health and provide to consumers, food that is safe, unadulterated, and honestly prepared. In 2012, the Nebraska Legislature passed legislation, effective March 8, 2012, to adopt the 2009 Food Code Recommendations of the United States Public Health Service, Food and Drug Administration. The Food Code is based on scientifically developed factors focusing on public health and the prevention of foodborne illness. The purpose of the food sanitation inspection is to determine adherence with the Nebraska Department of Agriculture.

3.8 Safety and Health - Fire Prevention & Protection

Disasters can occur anywhere, and they often occur when we least expect them. National Fire Protection Association (NFPA) codes and standards are there to provide us with ways to prevent their occurrence, manage their impact, and protect us. NFPA develops, publishes, and disseminates more than 300 consensus codes and standards intended to minimize the possibility and effects of fire and other risks. Virtually every building, process, service, design, and installation in society today is affected by NFPA documents. The purpose of the fire prevention and protection inspection is to determine adherence with the State Fire Marshal as outlined in the NFPA.

3.9 Safety and Health Inspection (Occupational)

Section 19 of the OSH Act makes federal agency heads responsible for providing safe and healthful working conditions for their workers. Although OSHA does not fine federal agencies, it does monitor these agencies and conducts federal workplace inspections in response to workers' reports of hazards. Federal agencies must have a safety and health program that meets the same standards as private employers. The purpose of the safety and health inspection (occupational) is to determine adherence with the Occupational Safety and Health Administration.

3.10 Structural Improvements / Modifications

As of Dec 7, 1999 the updated Zoning Resolution of Frontier County in the State of Nebraska for Frontier County went into effect. In pursuance of the authority conferred by Section 23-114.03 of Nebraska Statutes as amended, this resolution is enacted for the purpose of promoting the health, safety, convenience, order, prosperity and welfare of the present and future inhabitants of Frontier County and for implementing the Comprehensive Plan of the County. The purpose of the structural improvements / modification inspection is to determine adherence with Frontier County.

3.11 Trees Removal

Neither the state nor its capital city of Lincoln has any special regulations or rules regarding tree removal on private property. The care and responsibility for trees on private property lies solely with the owner, meaning that financial payment to remove one will also fall on them. If the tree is overhanging a street or public roadway but lies behind a fence line, its care will need to be handled by the owner, not the city. Other states and communities have policies for Tree Removal. Recommendations for removal are outlined in Section 14 of this report.

3.12 Violations & Corrective Action by Lot #

The purpose of this part of the inspection report is to clearly define the violations and corrective actions that are identified during the compliance inspection.

3.13 Historical Data Review – Time Table

The following information is a historical review by Lot (Trailer) Number where available on Bureau of Reclamation property managed by NE Game & Parks. The report gives the reader a chronological purview of Medicine Creek Lodge since 1949 as reflected by Frontier County Assessor’s Office, NE Fire Marshall, NE DEQ, NE Game & Parks, etc.

YEAR	DATE MONTH/DAY	SUBJECT	Lot #	PARCEL#	FROM	ORGANIZATION	TO	ORGANIZATION	WHO CC'D	NOTES
1956	9-May	Yr Built	1	320056988	UKN	County Assessor	NA	NA	NA	Services - Well/Elec/Septic
2002	24-Jun	Remodel	1	320056988	UKN	County Assessor	NA	NA	NA	Solid wall porch added on to property
2011	15-Aug	Purchase	1	320056988	Barbara and/or Samuel Feyka	County Assessor	NA	NA	NA	Bought mobile home and 1 boat dock for \$15,000
2011	15-Aug	Sold	1	320056988	Bob Madden	County Assessor	NA	NA	NA	Sold mobile home and 1 boat dock for \$15,000
2014	4-Jul	Sold	1	320056988	Barbara and/or Samuel Feyka	County Assessor	NA	NA	NA	Sold mobile home and 1 boat dock for \$45,000
2014	4-Jul	Purchase	1	320056988	Chris A and/or Sheryl A Cornett	County Assessor	NA	NA	NA	Bought mobile home and 1 boat dock for \$45,000
1969	NA	Yr Built	2	320055787	Lavera Brooks- trustee, Brooks family trust	County Assessor	NA	NA	NA	NA
2009	13-Jul	Site upgrade	2	320055787	Bob and Cindy McConville	NA	James H Fuller	NE Game & Parks	Patricia A Houser, Michael Hoskovec	letter sent 6/13/09, fax of letter sent 6/17/2009, received 7-13-2009 by Games & Parks Commission approved 9/09, metal storage shed on deck
2009	2-Sep	Site upgrade	2	320055787	James H Fuller	NE Game & Parks	Roger and Patricia Houser	Medicine Creek Concessionaire	Mike Hoskovec	approved to build storage building
2010	NA	Remodel	2	320055787	Lavera Brooks- trustee, Brooks family trust	County Assessor	NA	NA	NA	Wood deck built
2015	23-Apr	Payment	2	320055787	Robert and Cynthia McConvill(e)	NA	NA	NA	NA	Payment #1
2015	25-Sep	Payment	2	320055787	Robert and Cynthia McConvill(e)	NA	NA	NA	NA	Payment #2
1968	NA	Yr Built	3	320056503	UKN	County Assessor	NA	NA	NA	NA
2005	6-Dec	Sold	3	320056503	Rodney Horst	County Assessor	NA	NA	NA	Sold mobile home for \$5,000
2005	6-Dec	Purchase	3	320056503	Kipp L Kester	County Assessor	NA	NA	NA	Bought mobile home for \$5,000
2011	12-Aug	Appraisal	3	320056503	Kipp L Kester	County Assessor	NA	NA	NA	Yard shed and boat house
2013	3-Jun	Sold	3	320056503	Kipp L Kester	County Assessor	NA	NA	NA	Sold mobile home for \$20,000
2013	3-Jun	Purchase	3	320056503	Larry Bass and/or Justin Renner	County Assessor	NA	NA	NA	Bought mobile home for \$20,000

YEAR	DATE	SUBJECT	Lot #	PARCEL#	FROM	ORGANIZATION	TO	ORGANIZATION	WHO CC'D	NOTES
	MONTH/DAY									
2015	1-May	Sold	3	320056503	Larry Bass and/or Justin Renner	County Assessor	NA	NA	NA	Sold mobile home for \$24,000
2015	1-May	Purchase	3	320056503	Dale and/or Debbie Withington	County Assessor	NA	NA	NA	Bought mobile home for \$24,000
NA	NA	Remodel	3	320056503	UKN	County Assessor	NA	NA	NA	Solid wall porch and open porch w/roof added to property
1968	21-May	Yr Built	4	320056937	UKN	County Assessor	NA	NA	NA	NA
2011	10-Aug	Appraisal	4	320056937	UKN	County Assessor	NA	NA	NA	Boat house
2014	22-Sep	Sold	4	320056937	Darwin J and Kay M Neuhaus	County Assessor	NA	NA	NA	Sold mobile home for \$20,000
2014	22-Sep	Purchase	4	320056937	Patrick W and/or Melanie Cherry	County Assessor	NA	NA	NA	Bought mobile home for \$20,000
NA	NA	Remodel	4	320056937	UKN	County Assessor	NA	NA	NA	Wood deck built
1950	NA	Yr Built	5	320056244	UKN	NA	NA	NA	NA	NA
1995	15-Feb	Sold	5	320056244	Merle E or Evelyn Freeburn	County Assessor	NA	NA	NA	Sold mobile home
1995	15-Feb	Purchase	5	320056244	Larry L and Carol A Samway	County Assessor	NA	NA	NA	Bought mobile home
NA	NA	Remodel	5	320056244	Larry L and Carol A Samway	County Assessor	NA	NA	NA	Built open porch w/roof
1958	11-May	Yr Built	6	320056929	UKN	NA	NA	NA	NA	NA
1998	17-Jul	Sold	6	320056929	Pat A or Barbara A Turner	County Assessor	NA	NA	NA	Sold mobile home for \$6,000
1998	17-Jul	Purchase	6	320056929	John C and Cheryl L Claussen	County Assessor	NA	NA	NA	Bought mobile home for \$6,000
2003	25-Jun	Remodel	6	320056929	UKN	County Assessor	NA	NA	NA	Built open porch w/roof and solid wall porch
1967	20-May	Yr Built	7	320055671	UKN	NA	NA	NA	NA	NA
2003	1-Oct	Sold	7	320055671	Bill Baumbach	County Assessor	NA	NA	NA	Sold mobile home for \$10,500
2003	1-Oct	Purchase	7	320055671	Allen D Hillon	County Assessor	NA	NA	NA	Bought mobile home for \$10,500
2013	30-Jul	Sold	7	320055671	Allen D Hillon/Central Anesthesia LLC	County Assessor	NA	NA	NA	Sold mobile home for \$29,000
2013	30-Jul	Purchase	7	320055671	Matthew C Faw trust	County Assessor	NA	NA	NA	Bought mobile home for \$29,000
NA	NA	Remodel	7	320055671	UKN	County Assessor	NA	NA	NA	Built wood deck and screen porch open
2008	5-Aug	Site upgrade	8	320097165	James H Fuller	NE Game & Parks	Roger and Patricia Houser	Medicine Creek Concessionaire	Mike Hoskovec Bill and Michelle Witt	approved to build open deck

YEAR	DATE	SUBJECT	Lot #	PARCEL#	FROM	ORGANIZATION	TO	ORGANIZATION	WHO CC'D	NOTES
	MONTH/DAY									
2009	NA	Remodel	8	320097165	Eugene Witt Jr	County Assessor	NA	NA	NA	Built wood deck and open slab porch
2011	18-Mar	Remodel	8	320097165	Eugene Witt Jr	County Assessor	NA	NA	NA	Built deck and balcony
2015	25-Sep	Payment	8	320097165	Eugene Witt Jr	NA	NA	NA	NA	Payment #1
1958	NA	Yr Built	9	320057569	UKN	NA	NA	NA	NA	NA
2004	1-Jun	Sold	9	320057569	Steven Vanderbeek & Harold Brown	County Assessor	NA	NA	NA	Sold mobile home for \$1,500
2004	1-Jun	Purchase	9	320057569	Jess & Kristell Randel	County Assessor	NA	NA	NA	Bought mobile home for \$1,500
2006	24-Sep	Sold	9	320057569	Jess & Kristell Randel	County Assessor	NA	NA	NA	Sold mobile home for \$3,000
2006	24-Sep	Purchase	9	320057569	Charles D or Beth A Haag (Hagg)	County Assessor	NA	NA	NA	Bought mobile home for \$3,000
2011	10-Aug	Appraisal	9	320057569	Charles D or Beth A Haag (Hagg)	County Assessor	NA	NA	NA	Yard shed
NA	NA	Remodel	9	320057569	Charles D or Beth A Haag (Hagg)	County Assessor	NA	NA	NA	Built screen porch open
1982	NA	Yr Built	10	320057208	UKN	NA	NA	NA	NA	NA
2012	30-Jun	Sold	10	320057208	Bill W & Teresa A Kleinow	County Assessor	NA	NA	NA	Sold mobile home for \$14,000
2012	30-Jun	Purchase	10	320057208	Toby & Mary TenBensel	County Assessor	NA	NA	NA	Bought mobile home for \$14,000
NA	NA	Remodel	10	320057208	Bill W & Teresa A Kleinow	County Assessor	NA	NA	NA	Built wood deck
1956	NA	Yr Built	11	320056872	UKN	NA	NA	NA	NA	NA
1997	1-Jul	Sold	11	320056872	Jerry Jurgens	County Assessor	NA	NA	NA	Sold mobile home
1997	1-Jul	Purchase	11	320056872	Rick Michaelson	County Assessor	NA	NA	NA	Bought mobile home
2003	NA	Sold	11	320056872	Rick Michaelson	County Assessor	NA	NA	NA	Sold mobile home
2003	NA	Purchase	11	320056872	Scott Hoss	County Assessor	NA	NA	NA	Bought mobile home
2014	19-Feb	Sold	11	320056872	Noreen Colby	County Assessor	NA	NA	NA	Sold mobile home for \$5,000
2014	19-Feb	Purchase	11	320056872	Sarah L Crawford	County Assessor	NA	NA	NA	Bought mobile home for \$5,000
NA	NA	Purchase	11	320056872	Sarah L Crawford	NA	NA	NA	NA	Bought half of boat dock for \$3,500
NA	NA	Remodel	11	320056872	Scott Hoss c/o Noreen Colby	County Assessor	NA	NA	NA	Built wood deck
1958	NA	Yr Built	12	320056880	UKN	NA	NA	NA	NA	NA
2000	29-Apr	Sold	12	320056880	Randy Phillips	County Assessor	NA	NA	NA	Sold mobile home for \$4,600
2000	29-Apr	Purchase	12	320056880	Jay Loar	County Assessor	NA	NA	NA	Bought mobile home for \$4,600
2003	1-Jul	Sold	12	320056880	Jay Loar	County Assessor	NA	NA	NA	Sold mobile home for \$5,000
2003	1-Jul	Purchase	12	320056880	Bonee Ward & Jodell Chiles	County Assessor	NA	NA	NA	Bought mobile home for \$5,000

YEAR	DATE		SUBJECT	Lot #	PARCEL#	FROM	ORGANIZATION	TO	ORGANIZATION	WHO CC'D	NOTES
	MONTH/DAY										
2005	5-Aug		Sold	12	320056880	J Moore	County Assessor	NA	NA	NA	Sold mobile home for \$4,500
2005	5-Aug		Purchase	12	320056880	R Phillips	County Assessor	NA	NA	NA	Bought mobile home for \$4,500
2007	10-Jun		Sold	12	320056880	Bonee Ward & Jodell Chiles	County Assessor	NA	NA	NA	Sold mobile home for \$5,500
2007	10-Jun		Purchase	12	320056880	Gregory & Michelle Sander	County Assessor	NA	NA	NA	Bought mobile home for \$5,500
2012	23-Apr		Sold	12	320056880	Gregory & Michelle Sander	County Assessor	NA	NA	NA	Sold mobile home for \$6,500
2012	23-Apr		Purchase	12	320056880	Bill and/or Melissa Larington	County Assessor	NA	NA	NA	Bought mobile home for \$6,500
2014	25-Feb		Sold	12	320056880	Bill and/or Melissa Larington	County Assessor	NA	NA	NA	Sold mobile home for \$17,500
2014	25-Feb		Purchase	12	320056880	Clark &/or Dawn Andrews	County Assessor	NA	NA	NA	Bought mobile home and boat dock for \$17,500
1997	16-Jul		Sold	13	320056465	Jody Hickert	County Assessor	NA	NA	NA	Sold mobile home
1997	16-Jul		Purchase	13	320056465	Jay Alberts	County Assessor	NA	NA	NA	Bought mobile home
NA	NA		Remodel	13	320056465	Jay Alberts	County Assessor	NA	NA	NA	Built screen porch open
1963	NA		Yr Built	13b	320055612	UKN	NA	NA	NA	NA	NA
1996	6-Jun		Sold	13b	320055612	Paul Ahrens	County Assessor	NA	NA	NA	Sold mobile home for \$4,500
1996	6-Jun		Purchase	13b	320055612	Patty B Stevens Sr	County Assessor	NA	NA	NA	Bought mobile home for \$4,500
1998	23-Jul		Sold	13b	320055612	Patty B Stevens Sr	County Assessor	NA	NA	NA	Sold mobile home for \$5,000
1998	23-Jul		Purchase	13b	320055612	Merle & Verna Stagemeyer	County Assessor	NA	NA	NA	Bought mobile home for \$5,000
2003	11-Aug		Sold	13b	320055612	Verna Stagemeyer (Staagemeyer)	County Assessor	NA	NA	NA	Sold mobile home for \$7,000
2003	11-Aug		Purchase	13b	320055612	Bob Eilenberger	County Assessor	NA	NA	NA	Bought mobile home for \$7,000
2005	10-Mar		Sold	13b	320055612	Bob Eilenberger	County Assessor	NA	NA	NA	Sold mobile home
2005	10-Mar		Purchase	13b	320055612	Jamaes D Gamblin	County Assessor	NA	NA	NA	Bought mobile home
2007	29-May		Sold	13b	320055612	Jamaes D Gamblin	County Assessor	NA	NA	NA	Sold mobile home for \$4,800
2007	29-May		Purchase	13b	320055612	Rocky & Carolyn Stone	County Assessor	NA	NA	NA	Bought mobile home for \$4,800
2008	3-Apr		Site upgrade	13B	320055612	Rocky Stone	NA	NA	NE Game & Parks	NA	request to extend porch roof; letter sent 4-1-2008, stamped received 4-3-2003 by Game & Parks Commission
2008	5-Aug		Site upgrade	13B	320055612	James H Fuller	NE Game & Parks	Roger and Patricia Houser	Medicine Creek Concessionaire	Mike Hoskovec Rocky Stone	upgrade denied; home owner still built structure reference pictures, denied addition to mobile
2010	NA		Remodel	13b	320055612	Rocky & Carolyn Stone	County Assessor	NA	NA	NA	Built screen porch open, solid wall porch, and wood deck
2014	17-Feb		Sold	13b	320055612	Rocky & Carolyn Stone	County Assessor	NA	NA	NA	Sold mobile home for \$21,000
2014	17-Feb		Purchase	13b	320055612	John D Gull &/or Jim E Vetter &/or Travis L Vetter	County Assessor	NA	NA	NA	Bought mobile home, porch, and deck for \$21,000

YEAR	DATE		SUBJECT	Lot #	PARCEL#	FROM	ORGANIZATION	TO	ORGANIZATION	WHO CC'D	NOTES
	MONTH/DAY										
2001	NA		Sold	14	320057402	Steven Stansberry (Stansberry's)	County Assessor	NA	NA	NA	Sold mobile home
2001	NA		Purchase	14	320057402	Trish Houser	County Assessor	NA	NA	NA	Took for rent payment
2002	NA		Sold	14	320057402	Warbortton	County Assessor	NA	NA	NA	Sold mobile home
2002	NA		Purchase	14	320057402	Richard D Michaelson, Jr	County Assessor	NA	NA	NA	Bought mobile home
2003	30-Sep		Sold	14	320057402	Rick Michaelson, Jr	County Assessor	NA	NA	NA	Sold mobile home for \$1,500
2003	30-Sep		Purchase	14	320057402	John & Lorie Berry	County Assessor	NA	NA	NA	Bought mobile home for \$1,500
NA	NA		Sold	14	320057402	Trish Houser	County Assessor	NA	NA	NA	Sold mobile home
NA	NA		Purchase	14	320057402	Luke & Terri Warbortton	County Assessor	NA	NA	NA	Bought mobile home
NA	NA		Remodel	14	320057402	John & Lorie Berry	County Assessor	NA	NA	NA	Built screen porch open
1958	NA		Yr Built	15	320057070	UKN	NA	NA	NA	NA	NA
2006	12-Apr		Sold	15	320057070	Steve L Pearson	County Assessor	NA	NA	NA	Sold mobile home for \$500
2006	12-Apr		Purchase	15	320057070	Lawrence Cunningham Jr	County Assessor	NA	NA	NA	Bought mobile home for \$500
2007	8-Mar		Sold	15	320057070	Lawrence Cunningham Jr	County Assessor	NA	NA	NA	Sold mobile home for \$500
2007	8-Mar		Purchase	15	320057070	Jeremy & Lindsey Loomis	County Assessor	NA	NA	NA	Bought mobile home for \$500
2009	9-Jun		Sold	15	320057070	Jeremy & Lindsey Loomis	County Assessor	NA	NA	NA	Sold mobile home for \$1,500
2009	9-Jun		Purchase	15	320057070	Colby and/or Christin Claflin	County Assessor	NA	NA	NA	Bought mobile home for \$1,500
NA	NA		Remodel	15	320057070	Jeremy & Lindsey Loomis	County Assessor	NA	NA	NA	Built open slab porch
1953	NA		Yr Built	16	320057003	UKN	NA	NA	NA	NA	NA
2007	6-Aug		Sold	16	320057003	George L Wurm	County Assessor	NA	NA	NA	Sold mobile home for \$1,000
2007	6-Aug		Purchase	16	320057003	Dennis & Marilyn Wahlmeier	County Assessor	NA	NA	NA	Bought mobile home for \$1,000
2012	26-Feb		Sold	16	320057003	Dennis & Marilyn Wahlmeier	County Assessor	NA	NA	NA	Sold mobile home for \$2,000
2012	26-Feb		Purchase	16	320057003	Cody R Kuck	County Assessor	NA	NA	NA	Bought mobile home for \$2,000
2013	22-May		Sold	16	320057003	Cody R Kuck	County Assessor	NA	NA	NA	Sold mobile home for \$1,500
2013	22-May		Purchase	16	320057003	Troy Westadt	County Assessor	NA	NA	NA	Bought mobile home for \$1,500
2013	1-Jul		Sold	16	320057003	Troy Westadt	County Assessor	NA	NA	NA	Sold mobile home for \$1,500
2013	1-Jul		Purchase	16	320057003	Jeff Jackson	County Assessor	NA	NA	NA	Bought mobile home for \$1,500
2013	27-Nov		NA	16	320057003	Jeffrey R & Ashley N Jackson	County Assessor	NA	NA	NA	Dissolution of marriage
2013	27-Nov		NA	16	320057003	Jeffrey R Jackson	County Assessor	NA	NA	NA	Dissolution of marriage
2014	1-Dec		Sold	16	320057003	Jeff Jackson	County Assessor	NA	NA	NA	Sold mobile home for \$1,500
2014	1-Dec		Purchase	16	320057003	Mike and/or Traci Seaman	County Assessor	NA	NA	NA	Bought mobile home for \$1,500
NA	NA		Sold	16	320057003	Alpha Oliver	County Assessor	NA	NA	NA	Sold mobile home
NA	NA		Purchase	16	320057003	Rhonda Wurm	County Assessor	NA	NA	NA	Bought mobile home
NA	NA		Sold	16	320057003	Rhonda Wurm	County Assessor	NA	NA	NA	Sold mobile home
NA	NA		Purchase	16	320057003	George L Wurm	County Assessor	NA	NA	NA	Bought mobile home

YEAR	DATE	SUBJECT	Lot #	PARCEL#	FROM	ORGANIZATION	TO	ORGANIZATION	WHO CC'D	NOTES
	MONTH/DAY									
1965	NA	Yr Built	17	320056449	UKN	NA	NA	NA	NA	NA
2006	28-Feb	Sold	17	320056449	Dwight D or Kathleen C Heikes	County Assessor	NA	NA	NA	Sold mobile home
2006	28-Feb	Purchase	17	320056449	Daniel & Tammie Bainter	County Assessor	NA	NA	NA	Bought mobile home
1973	NA	Yr Built	17b	320057550	UKN	NA	NA	NA	NA	NA
2012	8-Jun	Sold	17b	320057550	Donald L Vacha	County Assessor	NA	NA	NA	Sold mobile home for \$1,000
2012	8-Jun	Purchase	17b	320057550	Danny D Parrett	County Assessor	NA	NA	NA	Bought mobile home for \$1,000
2012	8-Jun	Sold	17b	320057550	Danny D Parrett	County Assessor	NA	NA	NA	Sold mobile home for \$1,000
2012	8-Jun	Purchase	17b	320057550	Danielle S Kittle	County Assessor	NA	NA	NA	Bought mobile home for \$1,000
NA	NA	Remodel	17b	320057550	Donald L Vacha	County Assessor	NA	NA	NA	Built wood deck
2002	NA	Sold	18	320055965	Trish Houser	County Assessor	NA	NA	NA	Sold mobile home for \$5,500
2002	NA	Purchase	18	320055965	Larry Farr (& Bonnie Splitter)	County Assessor	NA	NA	NA	Bought mobile home for \$5,500
2015	25-Sep	Payment	18	320055965	Bonnie J Splitter	NA	NA	NA	NA	NA
NA	NA	Remodel	18	320055965	Larry Farr & Bonnie J Splitter	County Assessor	NA	NA	NA	Built wood deck, wood deck
NA	NA	Owner	19	320097252	Rick Edwards	County Assessor	NA	NA	NA	NA
1955	NA	Yr Built	20	320056775	UKN	NA	NA	NA	NA	NA
2012	1-Apr	Sold	20	320056775	Danny & Kimberly Parrett	County Assessor	NA	NA	NA	Sold mobile home for \$1,000
2012	1-Apr	Purchase	20	320056775	Chris Stroup and/or Sarah Parrett	County Assessor	NA	NA	NA	Bought mobile home for \$1,000
2015	25-Sep	Payment	20	320056775	Sarah Parrett	NA	NA	NA	NA	NA
NA	NA	Remodel	20	320056775	Danny & Kimberly Parrett	County Assessor	NA	NA	NA	Built wood deck, wood deck
1959	NA	Yr Built	21	320057291	UKN	NA	NA	NA	NA	NA
2000	1-Jan	Purchase	21	320057291	Leonard Crick	County Assessor	NA	NA	NA	Bought mobile home for \$7,500
2001	NA	Sold	21	320057291	Leonard Crick	County Assessor	NA	NA	NA	Sold mobile home for \$8,000
2001	NA	Purchase	21	320057291	Jay & Liz Loar	County Assessor	NA	NA	NA	Bought mobile home for \$8,000
2014	31-May	Sold	21	320057291	Jay & Liz Loar	County Assessor	NA	NA	NA	Sold mobile home for \$5,000
2014	31-May	Purchase	21	320057291	Thomas Duffy	County Assessor	NA	NA	NA	Bought mobile home and boat dock for \$5,000

YEAR	DATE	SUBJECT	Lot #	PARCEL#	FROM	ORGANIZATION	TO	ORGANIZATION	WHO CC'D	NOTES
	MONTH/DAY									
2006	10-Apr	Sold	22	320097057	William L Morrison	County Assessor	NA	NA	NA	Sold mobile home
2006	10-Apr	Purchase	22	320097057	Jerry or Brenda Sanford	County Assessor	NA	NA	NA	Bought mobile home
2009	6-Aug	Sold	22	320097057	Jerry or Brenda Sanford	County Assessor	NA	NA	NA	Sold mobile home
2009	6-Aug	Purchase	22	320097057	Greg & Connie Hill	County Assessor	NA	NA	NA	Bought mobile home
2009	NA	Yr Built	22	320097057	UKN	NA	NA	NA	NA	NA
2012	5-Feb	Sold	22	320097057	Greg & Connie Hill	County Assessor	NA	NA	NA	Sold mobile home for \$25,000
2012	5-Feb	Purchase	22	320097057	Terry and/or Vicki Haussler	County Assessor	NA	NA	NA	Bought mobile home for \$25,000
NA	NA	Remodel	22	320097057	Terry and/or Vicki Haussler	County Assessor	NA	NA	NA	Built open slab porch
1971	NA	Yr Built	23	320055752	UKN	NA	NA	NA	NA	NA
2002	17-Jun	Sold	23	320055752	Phyllis Bowen	County Assessor	NA	NA	NA	Sold mobile home
2002	17-Jun	Purchase	23	320055752	Ken & Betty Nelson	County Assessor	NA	NA	NA	Bought mobile home
2011	10-Aug	Appraisal	23	320055752	Ken & Betty Nelson	County Assessor	NA	NA	NA	Boat house and yard shed
2013	4-Jul	Sold	23	320055752	Ken & Betty Nelson	County Assessor	NA	NA	NA	Sold mobile home for \$40,000
2013	4-Jul	Purchase	23	320055752	Carrie D Nelson	County Assessor	NA	NA	NA	Bought mobile home for \$40,000
NA	NA	Remodel	23	320055752	Ken & Betty Nelson	County Assessor	NA	NA	NA	Built screen porch open and open slab porch
2004	25-Jun	Sold	24	320056600	Greg Vontz	County Assessor	NA	NA	NA	Sold mobile home for \$2,000
2004	25-Jun	Purchase	24	320056600	Shad & Staci Fiene	County Assessor	NA	NA	NA	Bought mobile home for \$2,000
2004	NA	Yr Built	24	320056600	UKN	NA	NA	NA	NA	NA
2008	NA	Remodel	24	320056600	Douglas and/or Kristina Witte	County Assessor	NA	NA	NA	Built wood deck
2012	28-Mar	Sold	24	320056600	Shad & Staci Fiene	County Assessor	NA	NA	NA	Sold mobile home for \$25,000
2012	28-Mar	Purchase	24	320056600	Douglas and/or Kristina Witte	County Assessor	NA	NA	NA	Bought mobile home for \$25,000
2004	22-Jun	Sold	25	320056996	Kurt Hamel	County Assessor	NA	NA	NA	Sold mobile home for \$4,500
2004	22-Jun	Purchase	25	320056996	Ross Ebbers	County Assessor	NA	NA	NA	Bought mobile home for \$4,500
2008	NA	Remodel	25	320056996	Ross Ebbers	County Assessor	NA	NA	NA	Built open porch w/roof
1959	NA	Yr Built	26	320056570	UKN	NA	NA	NA	NA	NA
2009	11-Jun	Site upgrade	26	320056570	James H Fuller	NE Game & Parks	Roger and Patricia Houser	Medicine Creek Concessionaire	Mike Hoskovec Area Superintendent	approved to build deck
2012	28-Feb	Appraisal	26	320056570	Warren & Cathy Jones	County Assessor	NA	NA	NA	Boat house
2014	24-Mar	Sold	26	320056570	Warren & Cathy Jones	County Assessor	NA	NA	NA	Sold mobile home for \$3,000 (family)
2014	24-Mar	Purchase	26	320056570	Andy and/or Melanie Wier	County Assessor	NA	NA	NA	Bought mobile home for \$3,000
NA	NA	Remodel	26	320056570	Warren & Cathy Jones	County Assessor	NA	NA	NA	Built open porch w/roof and wood deck

YEAR	DATE MONTH/DAY	SUBJECT	Lot #	PARCEL#	FROM	ORGANIZATION	TO	ORGANIZATION	WHO CC'D	NOTES
1951	NA	Yr Built	27	320056783	UKN	NA	NA	NA	NA	NA
2011	1-May	Sold	27	320056783	Vickie M & Griff H Malleck	County Assessor	NA	NA	NA	Sold mobile home for \$35,000
2011	1-May	Purchase	27	320056783	Jeff and/or Kelly Erickson	County Assessor	NA	NA	NA	Bought mobile home for \$35,000
2012	5-Mar	Appraisal	27	320056783	Vickie M & Griff H Malleck	County Assessor	NA	NA	NA	Boat house
NA	NA	Remodel	27	320056783	Jeff and/or Kelly Erickson	County Assessor	NA	NA	NA	Built screen porch open, wood deck, wood deck, open porch w/roof
1949	NA	Yr Built	28	320056805	UKN	NA	NA	NA	NA	NA
1999	17-Jun	Sold	28	320056805	William McBride	County Assessor	NA	NA	NA	Sold mobile home for \$1,500
1999	17-Jun	Remodel	28	320056805	Jon R Bible	County Assessor	NA	NA	NA	Bought mobile home for \$1,500
2013	18-Mar	Sold	28	320056805	Jon R Bible	County Assessor	NA	NA	NA	Sold mobile home for \$13,500
2013	18-Mar	Remodel	28	320056805	Misty Hill	County Assessor	NA	NA	NA	Bought mobile home and boat dock for \$13,500
2014	24-May	Sold	28	320056805	Misty Hill	County Assessor	NA	NA	NA	Sold mobile home for \$7,000
2014	24-May	Purchase	28	320056805	Lisa A Dutt	County Assessor	NA	NA	NA	Bought mobile home for \$7,000
NA	NA	Remodel	28	320056805	Jon R Bible	County Assessor	NA	NA	NA	Built wood deck, open porch w/roof
1955	NA	Yr Built	29	320055701	UKN	NA	NA	NA	NA	NA
2008	30-Jun	Sold	29	320055701	Cheryl Leigh Bethel	County Assessor	NA	NA	NA	Sold mobile home
2008	30-Jun	Purchase	29	320055701	Gregory N, Constance J, Josh R, & Jill R Hill	County Assessor	NA	NA	NA	Bought mobile home
2014	25-Jan	Sold	29	320055701	Gregory N, Constance J, Josh R, & Jill R Hill	County Assessor	NA	NA	NA	Sold mobile home for \$25,000
2014	25-Jan	Purchase	29	320055701	Ben & Jane Widener	County Assessor	NA	NA	NA	Bought mobile home and boat dock for \$25,000
NA	NA	Remodel	29	320055701	Gregory N, Constance J, Josh R, & Jill R Hill	County Assessor	NA	NA	NA	Built open porch w/roof, open porch w/roof, wood deck
1981	NA	Yr Built	30	320097085	UKN	NA	NA	NA	NA	NA
2008	5-Jun	Sold	30	320097085	David W Remmenga	County Assessor	NA	NA	NA	Sold mobile home for \$1,500
2008	5-Jun	Purchase	30	320097085	WM L Mohrman	County Assessor	NA	NA	NA	Bought mobile home for \$1,500
2009	9-Oct	Sold	30	320097085	WM L Mohrman	County Assessor	NA	NA	NA	Sold mobile home for \$1,000
2009	9-Oct	Purchase	30	320097085	Billy J Witt	County Assessor	NA	NA	NA	Bought mobile home for \$1,000
2010	NA	Remodel	30	320097085	Billy J Witt	County Assessor	NA	NA	NA	Built open slab porch
1963	NA	Yr Built	31	320056899	UKN	NA	NA	NA	NA	NA
2006	23-Jun	Sold	31	320056899	Byron or Joanne Morris	County Assessor	NA	NA	NA	Sold mobile home for \$4,000
2006	23-Jun	Purchase	31	320056899	John C Griggs	County Assessor	NA	NA	NA	Bought mobile home for \$4,000
2007	17-Aug	Sold	31	320056899	John C Griggs	County Assessor	NA	NA	NA	Sold mobile home for \$4,500
2007	17-Aug	Purchase	31	320056899	Dennis & Darlene Heger	County Assessor	NA	NA	NA	Bought mobile home for \$4,500
2009	3-Jul	Sold	31	320056899	Dennis & Darlene Heger	County Assessor	NA	NA	NA	Sold mobile home for \$11,000
2009	3-Jul	Purchase	31	320056899	Kyle & Abby Emigh	County Assessor	NA	NA	NA	Bought mobile home for \$11,000
2013	26-Jul	Sold	31	320056899	Kyle & Abby Emigh	County Assessor	NA	NA	NA	Sold mobile home for \$500
2013	26-Jul	Purchase	31	320056899	Shawn Powell	County Assessor	NA	NA	NA	Bought mobile home for \$500
NA	NA	Remodel	31	320056899	Kyle & Abby Emigh	County Assessor	NA	NA	NA	Built open porch w/roof

YEAR	DATE	SUBJECT	Lot #	PARCEL#	FROM	ORGANIZATION	TO	ORGANIZATION	WHO CC'D	NOTES
	MONTH/DAY									
2006	NA	Yr Built	32	320056252	UKN	NA	NA	NA	NA	NA
2008	19-May	Sold	32	320056252	James Frey	County Assessor	NA	NA	NA	Sold mobile home \$5,000
2008	19-May	Purchase	32	320056252	Dale Kempt	County Assessor	NA	NA	NA	Bought mobile home for \$5,000
2009	3-Feb	Sold	32	320056252	Dale Kempt	County Assessor	NA	NA	NA	Sold mobile home for \$1,000
2009	3-Feb	Purchase	32	320056252	Carol Young	County Assessor	NA	NA	NA	Bought mobile home for \$1,000
2012	18-Feb	Sold	32	320056252	Carol Young	County Assessor	NA	NA	NA	Sold mobile home for \$8,000
2012	18-Feb	Purchase	32	320056252	Cody R Kuck	County Assessor	NA	NA	NA	Bought mobile home for \$8,000
2013	17-Aug	Sold	32	320056252	Chadd Sander	County Assessor	NA	NA	NA	Sold mobile home for \$5,000
2013	17-Aug	Purchase	32	320056252	Troy & Pamela Westadt	County Assessor	NA	NA	NA	Bought mobile home for \$5,000
NA	NA	Remodel	32	320056252	Cody R Kuck	County Assessor	NA	NA	NA	Built solid wall porch, open porch w/roof
1972	NA	Yr Built	33	320057011	UKN	NA	NA	NA	NA	NA
2001	18-Jun	Sold	33	320057011	Dean & Betty Warner	County Assessor	NA	NA	NA	Sold mobile home for \$2,000
2001	18-Jun	Purchase	33	320057011	Murry & Liz Weiss	County Assessor	NA	NA	NA	Bought mobile home for \$2,000
2005	28-Oct	Sold	33	320057011	Murry & Liz Weiss	County Assessor	NA	NA	NA	Sold mobile home
2005	28-Oct	Purchase	33	320057011	Roland E Besler	County Assessor	NA	NA	NA	Bought mobile home
2005	10-Nov	Sold	33	320057011	Roland E Besler	County Assessor	NA	NA	NA	Sold mobile home
2005	10-Nov	Purchase	33	320057011	Faw Motor Company Inc	County Assessor	NA	NA	NA	Bought mobile home
NA	NA	Remodel	33	320057011	Faw Motor Company Inc	County Assessor	NA	NA	NA	Built solid wall porch, wood deck
1953	NA	Yr Built	34	320056430	UKN	NA	NA	NA	NA	NA
1994	10-Aug	Sold	34	320056430	Hazlett	County Assessor	NA	NA	NA	Sold mobile home
1994	10-Aug	Purchase	34	320056430	Richard & Tanna Ideen	County Assessor	NA	NA	NA	Bought mobile home
2007	5-Aug	Sold	34	320056430	Richard & Tanna Ideen	County Assessor	NA	NA	NA	Sold mobile home for \$4,500
2007	5-Aug	Purchase	34	320056430	Thomas D Carpenter	County Assessor	NA	NA	NA	Bought mobile home for \$4,500
2014	29-Nov	Sold	34	320056430	Thomas D Carpenter	County Assessor	NA	NA	NA	Sold mobile home for \$11,500
2014	29-Nov	Purchase	34	320056430	Mitchell C and/or Rylee E Houser	County Assessor	NA	NA	NA	Bought mobile home for \$11,500
NA	NA	Remodel	34	320056430	Thomas D Carpenter	County Assessor	NA	NA	NA	Built screen porch open, open porch w/roof, open porch w/roof
2003	5-Jun	Purchase	35	320057240	Michael & Camino Eberle	County Assessor	NA	NA	NA	Bought mobile home for \$3,000
2004	7-Jul	Sold	35	320057240	Michael & Camino Eberle	County Assessor	NA	NA	NA	Sold mobile home for \$2,500
2004	7-Jul	Purchase	35	320057240	Larry L & Linda A Foster	County Assessor	NA	NA	NA	Bought mobile home for \$2,500
NA	NA	Remodel	35	320057240	Larry L & Linda A Foster	County Assessor	NA	NA	NA	Built open porch w/roof
1951	NA	Yr Built	36	320057399	UKN	NA	NA	NA	NA	NA
2006	15-May	Sold	36	320057399	Paul & Daphna Stagemeyer	County Assessor	NA	NA	NA	Sold mobile home for \$6,000
2006	15-May	Purchase	36	320057399	Deanna K & Gerald Stevens, Jr	County Assessor	NA	NA	NA	Bought mobile home for \$6,000
2008	11-Aug	Sold	36	320057399	Deanna K & Gerald Stevens, Jr	County Assessor	NA	NA	NA	Sold mobile home for \$10,500
2008	11-Aug	Purchase	36	320057399	Kyle & Abby Emigh	County Assessor	NA	NA	NA	Bought mobile home for \$10,500
2008	5-Aug	Site upgrade	36	320057399	James H Fuller	NE Game & Parks	Roger and Patricia Houser	Medicine Creek Concessionaire	Mike Hoskovec Jerry Stevens	pending approval; request for more drawings
2015	25-Sep	Payment	36	320057399	Kyle & Abby Emigh, c/o Kirk TenBensel	NA	NA	NA	NA	NA
NA	NA	Remodel	36	320057399	Kyle & Abby Emigh	County Assessor	NA	NA	NA	Built solid wall porch, open porch w/roof, open porch w/roof

YEAR	DATE		SUBJECT	Lot #	PARCEL#	FROM	ORGANIZATION	TO	ORGANIZATION	WHO CC'D	NOTES
	MONTH/DAY										
1967	NA		Yr Built	37	320057259	UKN	NA	NA	NA	NA	NA
2005	25-Oct		Sold	37	320057259	Larry L & Carol A Samway	County Assessor	NA	NA	NA	Sold mobile home for \$7,900
2005	25-Oct		Purchase	37	320057259	Paul & Dephna Stagemeyer	County Assessor	NA	NA	NA	Bought mobile home for \$7,900
2009	11-Jun		Site upgrade	37	320057259	James H Fuller	NE Game & Parks	Roger and Patricia Houser	Medicine Creek Concessionaire	Mike Hoskovec	approved to build addition to deck
2011	12-Aug		Appraisal	37	320057259	Paul & Dephna Stagemeyer	County Assessor	NA	NA	NA	Yard shed
NA	NA		Remodel	37	320057259	Paul & Dephna Stagemeyer	County Assessor	NA	NA	NA	Built open porch w/roof, wood deck
NA	NA		NA	38	320056651	NA	NA	NA	NA	NA	Bought and sold mobile home for \$300
NA	NA		Remodel	38	320056651	Wayne or Susan M Lammel	County Assessor	NA	NA	NA	Built solid wall porch, open porch w/roof
1959	NA		Yr Built	39	320056902	NA	NA	NA	NA	NA	NA
2003	3-Mar		Sold	39	320056902	George & Faye Licklitter	County Assessor	NA	NA	NA	Sold mobile home for \$2,500
2003	3-Mar		Purchase	39	320056902	Johnathan N Fegley	County Assessor	NA	NA	NA	Bought mobile home for \$2,500
2011	29-Mar		Sold	39	320056902	Johnathan N Fegley	County Assessor	NA	NA	NA	Sold mobile home for \$7,900
2011	29-Mar		Purchase	39	320056902	Mike J Deveny	County Assessor	NA	NA	NA	Bought mobile home for \$7,900
NA	NA		Remodel	39	320056902	Mike J Deveny	County Assessor	NA	NA	NA	Built screen porch open, open porch w/roof, open porch w/roof
1959	NA		Yr Built	40	320056708	UKN	NA	NA	NA	NA	NA
1985	16-May		Received	40	320056708	George P Licklitter Jr or Faye J Licklitter	DMV	NA	NA	NA	Received mobile home
1985	16-May		From	40	320056708	Magdalen M Blauvelt	DMV	NA	NA	NA	Original mobile home
NA	NA		Remodel	40	320056708	George P Licklitter Jr	County Assessor	NA	NA	NA	Built open porch w/roof
1965	NA		Yr Built	41	320056171	UKN	NA	NA	NA	NA	NA
2002	1-Jan		Sold	41	320056171	Josh & Mary Guyman	County Assessor	NA	NA	NA	Sold mobile home for \$8,000
2002	1-Jan		Purchase	41	320056171	Frank Urban (Frank, Daniel & Anthony Urban)	County Assessor	NA	NA	NA	Bought mobile home for \$8,000
NA	NA		Remodel	41	320056171	Frank Urban (Frank, Daniel & Anthony Urban)	County Assessor	NA	NA	NA	Built screen porch open, wood deck, open porch w/roof
1968	NA		Yr Built	42	320056376	UKN	NA	NA	NA	NA	NA
2013	6-Jul		Sold	42	320056376	William or Sandra K Gotchall	County Assessor	NA	NA	NA	Sold mobile home for \$15,000
2013	6-Jul		Purchase	42	320056376	John and/or Jeanne Paulsen	County Assessor	NA	NA	NA	Bought mobile home for \$15,000
NA	NA		Remodel	42	320056376	William Gotchall	County Assessor	NA	NA	NA	Built open porch w/roof

YEAR	DATE	SUBJECT	Lot #	PARCEL#	FROM	ORGANIZATION	TO	ORGANIZATION	WHO CC'D	NOTES
	MONTH/DAY									
1970	NA	Yr Built	43	320057194	UKN	NA	NA	NA	NA	NA
2001	24-Jul	Sold	43	320057194	Linda Snide	County Assessor	NA	NA	NA	Sold mobile home for \$8,000
2001	24-Jul	Purchase	43	320057194	Gary W & Elizabeth A Owen	County Assessor	NA	NA	NA	Bought mobile home for \$8,000
2006	25-Mar	Sold	43	320057194	Gary W & Elizabeth A Owen	County Assessor	NA	NA	NA	Sold mobile home for \$9,000
2006	25-Mar	Purchase	43	320057194	Tim & Lisa Messman	County Assessor	NA	NA	NA	Bought mobile home for \$9,000
2008	19-Sep	Sold	43	320057194	Tim & Lisa Messman	County Assessor	NA	NA	NA	Sold mobile home for \$9,000
2008	19-Sep	Purchase	43	320057194	Tom & Dorothy Messman	County Assessor	NA	NA	NA	Bought mobile home for \$9,000
2011	12-Aug	Appraisal	43	320057194	Tom & Dorothy Messman	County Assessor	NA	NA	NA	Boat shed
2014	15-Apr	Sold	43	320057194	Tom & Dorothy Messman	County Assessor	NA	NA	NA	Sold mobile home for \$13,500
2014	15-Apr	Purchase	43	320057194	Larry Bass	County Assessor	NA	NA	NA	Bought mobile home and dock for \$13,500
NA	NA	Sold	43	320057194	Mike Durner	County Assessor	NA	NA	NA	Sold mobile home
NA	NA	Purchase	43	320057194	Linda Snide	County Assessor	NA	NA	NA	Bought mobile home
NA	NA	Remodel	43	320057194	Tom & Dorothy Messman	County Assessor	NA	NA	NA	Built wood deck, screen porch open
1974	NA	Yr Built	44	320057143	UKN	NA	NA	NA	NA	NA
2009	28-Jun	Sold	44	320057143	Howard L, Jr & Valanie Kester	County Assessor	NA	NA	NA	Sold mobile home for \$13,000
2009	28-Jun	Purchase	44	320057143	Jay Loar	County Assessor	NA	NA	NA	Bought mobile home for \$13,000
2009	2-Sep	Site upgrade	44	320057143	James H Fuller	NE Game & Parks	Roger and Patricia Houser	Medicine Creek Concessionaire	Mike Hoskovec Jay Loar	approved to build storage building
2011	12-Aug	Appraisal	44	320057143	Jay Loar	County Assessor	NA	NA	NA	Yard shed, carport, boat house
NA	NA	Remodel	44	320057143	Jay Loar	County Assessor	NA	NA	NA	Built wood deck, open porch w/roof, wood deck
1971	NA	Yr Built	45	320097058	UKN	NA	NA	NA	NA	NA
2008	15-May	Sold	45	320097058	Jeffery D Burmaster	County Assessor	NA	NA	NA	Sold mobile home for \$1,500
2008	15-May	Purchase	45	320097058	Janet M Swartz & Shannon T Hopkins	County Assessor	NA	NA	NA	Bought mobile home for \$1,500
2012	8-Jun	Sold	45	320097058	Janet M Swartz & Shannon T Hopkins	County Assessor	NA	NA	NA	Sold mobile home for \$1,000
2012	8-Jun	Purchase	45	320097058	Bradley Tockey	County Assessor	NA	NA	NA	Bought mobile home for \$1,000
2012	13-Jun	Sold	45	320097058	Bradley Tockey	County Assessor	NA	NA	NA	Sold mobile home for \$5,000
2012	13-Jun	Purchase	45	320097058	Harry Abraham	County Assessor	NA	NA	NA	Bought mobile home for \$5,000
NA	NA	Remodel	45	320057461	Harry Abraham	County Assessor	NA	NA	NA	Built screen porch open, open porch w/roof, open porch w/roof
1959	NA	Yr Built	46	320057461	UKN	NA	NA	NA	NA	NA
2000	4-Aug	Sold	46	320057461	Margaret Cox	County Assessor	NA	NA	NA	Sold mobile home for \$5,000
2000	4-Aug	Purchase	46	320057461	Janice Stagemeyer	County Assessor	NA	NA	NA	Bought mobile home for \$5,000
2004	20-Feb	Sold	46	320057461	Stagemeyer	County Assessor	NA	NA	NA	Sold mobile home for \$5,000
2004	20-Feb	Purchase	46	320057461	Robert Naudack	County Assessor	NA	NA	NA	Bought mobile home for \$5,000
2006	5-Jul	Sold	46	320057461	Robert Naudack	County Assessor	NA	NA	NA	Sold mobile home for \$6,000
2006	5-Jul	Purchase	46	320057461	Fred & Heidi Pinkal	County Assessor	NA	NA	NA	Bought mobile home for \$6,000
2009	11-Jun	Site upgrade	46	320057461	James H Fuller	NE Game & Parks	Roger and Patricia Houser	Medicine Creek Concessionaire	Mike Hoskovec	approved to replace deck with screened porch
2015	18-Sep	Sold	46	320057461	Fred & Heidi Pinkal	County Assessor	NA	NA	NA	Sold mobile home for \$18,000
2015	18-Sep	Purchase	46	320057461	Larry Bass	County Assessor	NA	NA	NA	Bought mobile home for \$18,000
NA	NA	Sold	46	320057461	Don Stein	County Assessor	NA	NA	NA	Sold mobile home
NA	NA	Purchase	46	320057461	Glen & Margaret Cox	County Assessor	NA	NA	NA	Bought mobile home
NA	NA	Remodel	46	320057461	Fred & Heidi Pinkal	County Assessor	NA	NA	NA	Built solid wall porch, screen porch open, wood deck

YEAR	DATE	SUBJECT	Lot #	PARCEL#	FROM	ORGANIZATION	TO	ORGANIZATION	WHO CC'D	NOTES
	MONTH/DAY									
1963	NA	Yr Built	47	320056716	UKN	NA	NA	NA	NA	NA
1994	1-Feb	Sold	47	320056716	Arnold Long	County Assessor	NA	NA	NA	Sold mobile home
1994	1-Feb	Purchase	47	320056716	James Wasson	County Assessor	NA	NA	NA	Bought mobile home
2004	1-Apr	Sold	47	320056716	James Wasson	County Assessor	NA	NA	NA	Sold mobile home
2004	1-Apr	Purchase	47	320056716	Clint & Jody Rupe	County Assessor	NA	NA	NA	Bought mobile home
2012	14-Jan	Sold	47	320056716	Clint & Jody Rupe	County Assessor	NA	NA	NA	Sold mobile home for \$20,000
2012	14-Jan	Purchase	47	320056716	Eugene C Cole	County Assessor	NA	NA	NA	Bought mobile home for \$20,000
2014	13-Oct	Sold	47	320056716	Eugene C Cole	County Assessor	NA	NA	NA	Sold mobile home
2014	13-Oct	Purchase	47	320056716	Bernie Zwickle	County Assessor	NA	NA	NA	Bought mobile home
NA	NA	Remodel	47	320056716	Eugene C Cole	County Assessor	NA	NA	NA	Built screen porch open, wood deck, open porch w/roof
2005	NA	Yr Built	48	320097132	UKN	NA	NA	NA	NA	NA
2010	22-Jan	Sold	48	320097132	James Stewart	County Assessor	NA	NA	NA	Sold mobile home for \$1,000
2010	22-Jan	Purchase	48	320097132	Brian Beaumont	County Assessor	NA	NA	NA	Bought mobile home for \$1,000
2010	1-Mar	Site upgrade	48	320097132	Mike Hoskovec	NE Game & Parks	Jim Fuller	NE Game & Parks	NA	request to pour concrete pad for trailer and a patio; 3-1-2010, letter received by Game & Parks commision
2011	12-Aug	Sold	48	320097132	Brian Beaumont	County Assessor	NA	NA	NA	Sold mobile home for \$23,000
2011	12-Aug	Purchase	48	320097132	Troy and/or Tina TenBensel and/or Matthew C Faw Trust	County Assessor	NA	NA	NA	Bought mobile home for \$23,000
2013	22-Aug	Sold	48	320097132	Troy and/or Tina TenBensel and/or Matthew C Faw Trust	County Assessor	NA	NA	NA	Sold mobile home for \$13,050
2013	22-Aug	Purchase	48	320097132	Troy and/or Tina TenBensel	County Assessor	NA	NA	NA	Bought mobile home for \$13,050
NA	NA	Remodel	48	320097132	Troy and/or Tina TenBensel and/or Matthew C Faw Trust	County Assessor	NA	NA	NA	Built open slab porch
1963	NA	Yr Built	49	320056457	UKN	NA	NA	NA	NA	NA
2002	6-Dec	Sold	49	320056457	Jason Nagy	County Assessor	NA	NA	NA	Sold mobile home for \$900
2002	6-Dec	Purchase	49	320056457	M Dean & Mona Jean Ryker	County Assessor	NA	NA	NA	Bought mobile home for \$900
2002	NA	Sold	49	320056457	John Ekberg	County Assessor	NA	NA	NA	Sold mobile home
2002	NA	Purchase	49	320056457	Jason Nagy	County Assessor	NA	NA	NA	Bought mobile home
2007	29-Jun	Sold	49	320056457	M Dean & Mona Jean Ryker	County Assessor	NA	NA	NA	Sold mobile home for \$2,000
2007	29-Jun	Purchase	49	320056457	Gary or Norma Yeutter	County Assessor	NA	NA	NA	Bought mobile home for \$2,000
2009	14-Apr	Sold	49	320056457	Gary & Norma Yeutter	County Assessor	NA	NA	NA	Sold mobile home for \$1,402
2009	14-Apr	Purchase	49	320056457	Ronald A Bernier	County Assessor	NA	NA	NA	Bought mobile home for \$1,402
2010	7-Jul	Sold	49	320056457	Ronald A Bernier	County Assessor	NA	NA	NA	Sold mobile home for \$4,000
2010	7-Jul	Purchase	49	320056457	Jeffrey & Kelly Erickson	County Assessor	NA	NA	NA	Bought mobile home for \$4,000
2011	15-Aug	Sold	49	320056457	Jeffrey & Kelly Erickson	County Assessor	NA	NA	NA	Sold mobile home for \$5,000
2011	15-Aug	Purchase	49	320056457	Jeremy Bain	County Assessor	NA	NA	NA	Bought mobile home for \$5,000
2012	14-Mar	Sold	49	320056457	Jeremy Bain	County Assessor	NA	NA	NA	Sold mobile home for \$6,000
2012	14-Mar	Purchase	49	320056457	Rick and/or Ann Teel	County Assessor	NA	NA	NA	Bought mobile home for \$6,000
NA	NA	Remodel	49	320056457	Rick and/or Ann Teel	County Assessor	NA	NA	NA	Built wood deck, open porch w/roof

YEAR	DATE	SUBJECT	Lot #	PARCEL#	FROM	ORGANIZATION	TO	ORGANIZATION	WHO CC'D	NOTES
	MONTH/DAY									
1972	NA	Yr Built	50	320057445	UKN	NA	NA	NA	NA	NA
2006	22-Aug	Site upgrade	50	320057445	James H Fuller	NE Game & Parks	Roger and Patricia Houser	Medicine Creek Concessionaire	Mike Hoskovec	approved to install screened deck, covered deck, and open deck
2006	NA	Remodel	50	320057445	Michael G Gall	County Assessor	NA	NA	NA	Built wood deck, solid wall porch
2012	24-Jan	Sold	50	320057445	Michael G Gall	County Assessor	NA	NA	NA	Sold mobile home for \$10,000
2012	24-Jan	Purchase	50	320057445	Mark or Brenda Hayes	County Assessor	NA	NA	NA	Bought mobile home for \$10,000
NA	NA	Sold	50	320057445	James M & Cheryl Stevens	County Assessor	NA	NA	NA	Sold mobile home for \$7,750
NA	NA	Purchase	50	320057445	Michael G Gall & Lanny Green	County Assessor	NA	NA	NA	Bought mobile home for \$7,750
NA	NA	Sold	50	320057445	Lanny Green	County Assessor	NA	NA	NA	Sold mobile home \$2,000
NA	NA	Purchase	50	320057445	Michael G Gall	County Assessor	NA	NA	NA	Bought mobile home for \$2,000
1976	NA	Yr Built	52	320056821	UKN	NA	NA	NA	NA	NA
2008	19-May	Sold	52	320056821	Patricia A & Roger D Houser	County Assessor	NA	NA	NA	Sold mobile home for \$8,000
2008	19-May	Purchase	52	320056821	Danny D & Kim K Parrett	County Assessor	NA	NA	NA	Bought mobile home for \$8,000
2014	14-Mar	Sold	52	320056821	Danny D & Kim K Parrett	County Assessor	NA	NA	NA	Sold mobile home for \$7,500
2014	14-Mar	Purchase	52	320056821	Rob and/or Danielle Kittle	County Assessor	NA	NA	NA	Bought mobile home for \$7,500
NA	NA	Remodel	52	320056821	Danny & Kimberly Parrett	County Assessor	NA	NA	NA	Built screen porch open
1999	6-Jul	Sold	53	320056163	Raymond E & Patricia A Fisher	County Assessor	NA	NA	NA	Sold mobile home for \$7,500
1999	6-Jul	Purchase	53	320056163	Charles R Jordan	County Assessor	NA	NA	NA	Bought mobile home for \$7,500
2005	6-May	Sold	53	320056163	Charles R Jordan	County Assessor	NA	NA	NA	Sold mobile home for \$9,000
2005	6-May	Purchase	53	320056163	James M & Cheryl Stevens	County Assessor	NA	NA	NA	Bought mobile home for \$9,000
2008	5-Aug	Site upgrade	53	320056163	James H Fuller	NE Game & Parks	Roger and Patricia Houser	Medicine Creek Concessionaire	Mike Hoskovec Jim Stevens	approved to build open deck and deck cover
2011	10-Aug	Appraisal	53	320056163	Jim or Cheryl Stevens	County Assessor	NA	NA	NA	Carport, yard shed
NA	NA	Remodel	53	320056163	Jim or Cheryl Stevens	County Assessor	NA	NA	NA	Built screen porch open, wood deck, wood deck
1973	NA	Yr Built	54	320056147	UKN	NA	NA	NA	NA	NA
2011	5-Mar	Remodel	54	320056147	Howard T & Erlene R Davis	County Assessor	NA	NA	NA	Replaced top of deck, roof + added two feet to width
NA	NA	Sold	54	320056147	Howard T Davis	County Assessor	NA	NA	NA	Built screen porch open
NA	NA	Site upgrade	54	320056147	Davis	NA	NA	NE Game & Parks	NA	request to extend porch
1961	NA	Yr Built	55	320055639	UKN	NA	NA	NA	NA	NA
2002	21-Feb	Sold	55	320055639	Arapahoe Telephone co	County Assessor	NA	NA	NA	Sold mobile home for \$6,750
2002	21-Feb	Purchase	55	320055639	Barry A Corder	County Assessor	NA	NA	NA	Bought mobile home for \$6,750
2011	10-Aug	Sold	55	320055639	Barry A Corder	County Assessor	NA	NA	NA	Sold mobile home for \$40,000
2011	10-Aug	Purchase	55	320055639	Greg & Connie Hill	County Assessor	NA	NA	NA	Bought mobile home for \$40,000
2011	12-Aug	Appraisal	55	320055639	Barry A Corder	County Assessor	NA	NA	NA	Yard shed
NA	NA	Remodel	55	320055639	Greg & Connie Hill	County Assessor	NA	NA	NA	Built open porch w/roof, wood deck

YEAR	DATE		SUBJECT	Lot #	PARCEL#	FROM	ORGANIZATION	TO	ORGANIZATION	WHO CC'D	NOTES
	MONTH/DAY										
1993	23-Aug		Report of Suspected Leak	NA	NA	Donald Burton Certified Tank Closer	Burton Well Drilling	Roger and Patricia Houser	Medicine Creek Lodge	NA	Investigated by/reported to Fire Marshall Greg Rasmussen Aug 23, 1993 at 11:10. Leak identified as gasoline. Tank removal with holes in shell.
1993	23-Aug		Tank Closure checklist	NA	NA	Greg Rasmussem Deputy Fire Marshall	NE Fire Marshall	Roger and Patricia Houser	Medicine Creek Lodge	NA	Fire Marshall Greg Rasmussen informed Donald Burton he needed to be prepared to test tank atmosphere during future excavations because Burton did not have proper instrumentation with him to test this tank. Scraping tank backfill around product line, backfill strong odor and discoloration.
1993	23-Aug		Supplemental Report	NA	NA	Greg Rasmussem Deputy Fire Marshall	NE Fire Marshall	NA	NA	Donald Burton , Roger Houser	detailed narration of tank removal, was done before Fire Marshall arrived; report notes backfill dirt was green-grey in color.
1993	23-Aug		responsible party information	NA	NA	NA	DEQ spill report	NA	NA	NA	assigned responsibility to Housers
1993	30-Aug		Closure Assessment	NA	NA	Donald Burton Certified Tank Closer	Burton Well Drilling	NA	NE DEQ	NA	closure Assessment Report from NE State Fire Marshall, comments, site map, Site Plan, Chain of custody, Analytical Report, Permit ot Install/Close UST's, application for permit to close tank. 9-7-1993, stamped received by State Fire Marshall. 9-15-2003, stamped received by Dept of Environmental Quality. Report states contaminated soil was piled on site as disposal. Report states discolored soil was black.
1993	16-Sep		site assessment report	NA	NA	Nancy Mann, Geologist	Ground Water Section Water Quality Division	Patricia Houser	Medicine Creek Lodge	Clark Conklin State Fire Marshall	Remediation action 2 wanted, distance to surface water 700 ft, ground water 35 ft
2000	24-Apr		follow up inspection letter	NA	NA	David Bertram	NE State Fire Marshall	Fred Ore	Bureau of Reclamation	Patricia Houser	class B fire rating, fire extinguishers, plug ins, electric boxes, propane tanks, gas, smoke detectors, clean up, street signs
2000	24-Apr		follow up inspection letter	NA	NA	Michael Gould	NE Health and Human Services System	Jay Leasure	Bureau of Reclamation	NA	septic, private wells, concession open all year round, surface lines, individual septic systems, potable/non potable signs, new drain field not sufficient for all cabins
2000	20-Jun		Recreation Safety and Health Compliance Reviews	NA	NA	Craig Peterson, Group leader Infrastructure Services,	Bureau of Reclamation	Jay Leasure	Area manager, Grand Island, NE	S Anderson, Vic Feuerstein, Mike Delvaux	Fire Protection (Life Safety Code), Public safety, posting, electric shock hazard, fire hazard, chemical storage, asbestos, lead pain, hazardous waste storage, fueling station safety, propane tank location and protection, fall protection on ramps, stairs and docks, rodent infestation issues, food storage/ prep,

YEAR	DATE		SUBJECT	Lot #	PARCEL#	FROM	ORGANIZATION	TO	ORGANIZATION	WHO CC'D	NOTES
	MONTH/DAY										
2000	21-Jun		Recreation Safety and Health Compliance Reviews	NA	NA	Kent Heidt, Contracts and Environmental Services Director	Bureau of Reclamation	Jay Leasure	Area manager, Grand Island, NE	Fred, Jori, Jay, Mike D	Fire Protection (Life Safety Code), Public safety, posting, electric shock hazard, fire hazard, chemical storage, asbestos, lead pain, hazardous waste storage, fueling station safety, propane tank location and protection, fall protection on ramps, stairs and docks, rodent infestation issues, food storage/ prep, sewage
2000	30-Oct		standards for Mobile home parks	NA	NA	UNK	NA	UNK	NE Game & Parks	NA	Concessionaire responsibilities
2000	14-Dec		Review findings letter	NA	NA	James H Fuller	Administrator, Parks Division	Patricia Houser	Medicine Creek Lodge	Roger Kuhn, Jim Carney, Irvin Long	Health and Safety issues identified at inspection
2002	10-May		follow up inspection letter	NA	NA	Michael Hoeft Deputy State Fire Marshall	NE State Fire Marshall	Patricia Houser	Medicine Creek Lodge	Jim Fuller NE Game & Parks Commission	propane tanks, distance of trailers, porches, decks, general clean up, wiring
2002	27-Aug		Zoning Permit Application for reconstruction of Medicine Creek Lodge	NA	NA	Gerald J Huntwork, Zoning Administrator	Frontier County Zoning Administration	Patricia Houser	Medicine Creek Lodge	NA	application for zoning permit, pictures, receipt, certificate of occupancy drawings; Frontier County zoning permit approved 9-10-2002. Previous lodge destroyed by fire. Certificate of occupancy application approved 1-14-2003.
2003	4-Mar		Notice of Release Incident File Reactivation	NA	NA	John K Fogerty, Geologist	LUST/RA Section	Roger and Patricia Houser	Medicine Creek Lodge	NA	funds available, Tier I investigation, possible Tier II, Remedial Action Plan, Clean up / monitoring , Site Closure, 4-10-2003, deadline given in letter for Tier 1 Pre-Investigation Assessment Work Plan Form (enclosed) to be submitted to Dept of Environmental Quality.
2003	20-Mar		Source water assessment	NA	NA	Deana Kelley Source Water Coordinator	NE Department of Agriculture	Patricia Houser	Medicine Creek Lodge	NA	Well# 731, Status: Permanent, Vulnerable? No
2003	8-Apr		Notification to prepare the Tier I Site Investigation Work Plan Form	NA	NA	John K Fogerty, Geologist	LUST/RA Section	Patricia Houser	Medicine Creek Lodge	John Wilkinson	Risk based Correction Action (RCBA) due 5-9-2003

YEAR	DATE		SUBJECT	Lot #	PARCEL#	FROM	ORGANIZATION	TO	ORGANIZATION	WHO CC'D	NOTES
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2003	9-Jun		Tier I Site Investigation Work Plan	NA	NA	John D Wilkinson, President	Saberprobe LLC	Roger and Patricia Houser	Medicine Creek Lodge	NA	Housers received letter explaining soil testing and cost, stamped received by Dept of Environmental Quality Jul 10, 2003. Proposal #03-038, clean up plan and cost associated.
2003	7-Jul		tank removal	NA	NA	Roger and Patricia Houser	Medicine Creek Lodge	Mr Fogerty	NE Department of Environmental Quality	NA	Housers sent letter explaining underground tank pulled in 1993 by Burton Well Drilling, who then refilled hole and completed clean up; cannot afford cost of Proposal #03-038. Stamped received by Dept of Environmental Quality Jul 10, 2003. Good faith attempt to dispose of leaky tank.
2003	19-Aug		Closure Assessment Report Follow up	NA	NA	Tammie Holley Administrative Assistant Petroleum Remediation Section	State of Nebraska	Roger and Patricia Houser	Medicine Creek Lodge	NA	Leaking Underground Storage Tank (LUST) Trust Fund Priority List, 8-15-2003, memorandum approving request to be put on LUST Trust Fund Priority List, through David Chambers; form completed by Unit Supervisor, initialed by David Chambers. 8-12-2003, David Chambers advised Housers in letter that Kris Young (DEQ Fiscal Section) recommended Housers for LUST Trust Fund Priority List after reviewing finances.
2004	1-Jul		questions	NA	NA	UNK	NA	Jim Fuller	NE Game & Parks	NA	Answer sent 7-10-2004 to unknown person regarding public access to boat dock/boat house and its contents
2005	1-May		Concession Agreement	NA	NA	Roger and Patricia Houser	Medicine Creek Lodge	James H Fuller	NE Game & Parks	NA	14 page document notarized, Exhibit "A" & "B"? Witnessed by Roger L. Kuhn, Assistant Director, Nebraska Game and Parks Commission 3-22-2005; witnessed by Shelly J. Webb, General Notary, 3-30-2005.
2006	10-Feb		Site upgrade	NA	UNK	James H Fuller	NE Game & Parks	Roger and Patricia Houser	Medicine Creek Concessionaire	Mike Hoskovec	approved to install wood and metal pier with floating dock
2008	12-Nov		Concession Inspection Report	NA	NA	James H Fuller	NE Game & Parks	Roger and Patricia Houser	Medicine Creek Lodge	Mike Hoskovec, Jay Leasure	Propane Tanks must be on solid foundation, Docks, stairs, steps, walkways, shorelines need repair. Trees, grass, vegetation around mobile homes, docks, shoreline need attention, shoreline has hazards. Cabins have damage, need skirting, numbers, building by fuel pump needs to be removed by 12-31-08, there is a leak, fuel hose has teflon tape, docks need bumpers, floats exposed, trash removal due memorial day 09 in order to get dock permits renewed. Concessionaire allowing permanent additions and they need to be removed. Recommend trailer and dock leases not be renewed if tenants fail to maintain sites.
2008	19-Dec		Mobile Home Report	NA	NA	Patricia Houser	Medicine Creek Lodge	NA	Frontier County Assessors Office	NA	List of trailer owners, by lot number, with mailing address, trade name of mobile home, and mobile home dimensions.

YEAR	DATE		SUBJECT	Lot #	PARCEL#	FROM	ORGANIZATION	TO	ORGANIZATION	WHO CC'D	NOTES
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2009	26-Jun		Seasonal Trailer Site Permit	NA	NA	Roger and Patricia Houser	Medicine Creek Lodge	Trail 1 residents	NA	NA	2% carry charge, 20% quota/lottery, new construction, tow tongue, skirting, any trailers replaced should be no more than 10 years old. No item 4 is included in this document for terms the Concessionaire agrees to; item 10 does not conclude and there may be more to item 10 not included in this document
2010	1-May		concession permit agreement/renewal	NA	NA	Roger L Kuhn Assistant Director	NE Game & Parks	Roger and Patricia Houser	Medicine Creek Lodge	NA	17 page document, no signatures, trailer permits for one year only, not to exceed 4 years.
2011	3-Feb		add to Swanson contract	NA	NA	Jay leasure	NE Game & Parks	Jim Fuller, Kirk Nelson, Troy Brown	NE Game & Parks	NA	Forward of email conversation between Jay Leasure and Steven E Anderson regarding Swanson contract; advise recipients to include item 9 compensation in new concession agreements.
2011	3-Feb		add to Swanson contract	NA	NA	Steve Anderson	NA	Jay Leasure	NE Game & Parks	NA	Compensation question regarding improvements the concessionaire makes; observed that this concern is not addressed in Swanson contract. Includes item 9. Compensation in email.
2011	3-Mar		Med Creek concession	NA	NA	Jim Fuller Assistant Division Administrator	NE Game & Parks	Jay Leasure	USBR	Kirk Nelson, Mike Hoskovec	Email requesting review of Med Creek Concession agreement before Housers receive it to sign; request specific review of Sections J3 and J5.
2011	8-Mar		Med Creek concession	NA	NA	Jay leasure	USBR	Jim Fuller	NE Game & Parks	Kirk Nelson, Mike Hoskovec	Email explaining section J5; references attached email dated 2-25-2011 regarding new cabin and concession agreements; request information about documents concessionaire needs to prepare; asks if owners are in compliance with a variety of codes; yearly inspections required, Reclamation to assist in this.
2011	1-May		Concession Agreement LLC	NA	NA	Roger and Patricia Houser	Medicine Creek Lodge	NA	NE Game & Parks	NA	20 pages, keep business records, schedule of reports, responsibilities, removal of dead and dying trees associated grounds, inspections, refuse for area, road maintenance; Witnessed by Roger L. Kuhn 4-6-2011, Notary Public; Witnessed by Carol L. Koch 4-8-2011, Notary Public.
2011	22-Jun		formation	NA	NA	Doug Breinig	Medicine Creek Lodge LLC	NA	NE Game & Parks	NA	Notarized by Jennifer Raburn 6-22-2011.
2011	1-Nov		Concession Agreement	NA	NA	Doug Breinig	Medicine Creek Lodge LLC	NA	NE Game & Parks	NA	20 pages, keep business records, schedule of reports, responsibilities, removal of dead and dying trees associated grounds, inspections, refuse for area, road maintenance; witnessed by James H. Fuller 12-20-2011; witnessed by Roger L. Kuhn 1-5-2012. Document stamped received by Games and Park Commission 2-17-2012.

YEAR	DATE		SUBJECT	Lot #	PARCEL#	FROM	ORGANIZATION	TO	ORGANIZATION	WHO CC'D	NOTES
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2011		27-Dec	quit claim deed	NA	NA	Doug Breinig	Sportsman's Den Ins. Etc.	Doug Breinig	Medicine Creek Lodge LLC	NA	Doug Breinig sold Sportsman's Den Ins to Medicine Creek Lodge LLC for \$1; witnessed by Thomas P. Patterson 12-27-2011, notary public.
2011	NA		Sale of Concession Timeline	NA	NA	NA	NA	NA	NE Game & Parks	NA	timeline goes from May 2011 to February 2011?
2011	NA		Hello letter	NA	NA	Cody Kuck	Medicine Creek Lodge LLC	all Residents Medicinc Creek	NA	NA	Personal history of Cody Kuck; advises residents they will be receiving seasonal letters; explains ownership structure of land; advises deadlines must be met to avoid revoking site permits; checklist included. Reminder of no building without permits, selling rules; do not tamper with water lines or shut offs.
2011	NA		Seasonal Trailer Site Permit	NA	NA	Roger and Patricia Houser	Medicine Creek Lodge	Trail 1 residents	NA	NA	2% carry charge 20% quota/lottery, yard waste, new construction, trailer sales, repair, docks, parking, noise, fire, (tenant is to furnish a state approved sewer system, electric meter, propane)
2012		17-Jan	business plan	NA	NA	Kirk Nelson	NE Game & Parks	Cody Kuck	Medicine Creek Concessionaire	Roger Kuhn, Jim Fuller, Jay Leasure, Ken Cobb	email sent requesting business plan to justify approval of rate increase; advisement of NGPC policy regarding rate increase approval
2012		17-Jan	business plan	NA	NA	Cody Kuck	Medicine Creek Lodge LLC	Kirk Nelson	NE Game & Parks	NA	email sent- no time to create business plan, dealing with septic issues
2012		17-Jan	business plan	NA	NA	Kirk Nelson	NE Game & Parks	Cody Kuck	Medicine Creek Concessionaire	NA	email request for a business plan and map, request for information from meeting with Cabin Owners Committee regarding rental rate increase and improvements approval
2012		17-Jan	DEQ waste water treatment rules and regs	NA	NA	Cody Kuck	Medicine Creek Lodge LLC	Kirk Nelson	NE Game & Parks	NA	contact Gary Buttermore- DEQ- for development of Memorandum of Understanding for testing and remedying of non-compliant septic systems in the cabin area at Medicine Creek concession
2012		24-Feb	Medicine Creek Cabin Owners Association	NA	NA	Thomas D Carpenter	On behalf of the association	Mr. Nelson	NE Game & Parks	NA	negotiated terms of contract for site permit increase and clean up, not resolved . negotiated terms of contract for site permit increase and clean up, not resolved; requested written improvement plan
2012		24-Feb	signature page acknowledge ment	NA	NA	Kirk Nelson	NE Game & Parks	Doug Breinig	Medicine Creek Concessionaire	Roger Kuhn Parks Division Administrator, Ken Cobb Area Superintendent	Agreement signed 11-1-11, Purchase Agreement, Management Agreement, rate increase, refunds?, business plan

YEAR	DATE MONTH/DAY	SUBJECT	Lot #	PARCEL#	FROM	ORGANIZATION	TO	ORGANIZATION	WHO CC'D	NOTES
2012	27-Feb	Contract Resolution	NA	NA	Thomas D Carpenter	On behalf of the association	Kirk Nelson	NE Game & Parks	NA	agreed upon a 5 year rate, operating plan with short and long term goals
2012	18-Jun	MCL Dry Dock Proposal	NA	NA	Cody Kuck	Medicine Creek Lodge LLC	Kirk Nelson	NE Game & Parks	NA	Proposal attached
2012	19-Jun	MCL Dry Dock Proposal	NA	NA	Kirk Nelson	NE Game & Parks	Cody Kuck	Medicine Creek Concessionaire	Jim Fuller, Ken Cobb, msimpson@usb r.gov	positive initial review of plan to create open area to store boats and trailers; request/suggestions for plan improvement before approval can be granted
2012	26-Nov	Quarterly Coliform	NA	NA	NA	NE Public Health Environmental Laboratory	NA	NA	NA	Mr. Breinig collected 5 samples, all with same serial number? Results? Laboratory #208006 used to collect up to 8 or 9 samples
2012	NA	Operating Plan	NA	NA	Cody Kuck, Vicki Adams	Medicine Creek Lodge LLC	NA	NE Game & Parks	NA	Objective for owning the lodge, business plan of action
2012	NA	Renewal update letter, Cody Resident Letter	NA	NA	Cody Kuck	Medicine Creek Lodge LLC	NA	NE Game & Parks	NA	Unknown if outlined updates were completed before site permits issued 2013. "2012 Send Outs for Renewals," Unknown if outlined updates were completed before site permits issued 2013
2013	17-Apr	Assignment of Membership Units	NA	NA	Cody Kuck	Medicine Creek Lodge LLC	NA	NE Game & Parks	Thomas P. Patterson, General Notary Public of Nebraska	Cody signed over his shares to Doug Breinig
2013	17-May	Medicine Creek Lodge Concession Area, Cambridge, NE	NA	NA	Michael S Gould, REHS, NDHHS-Public Health	NDHHS-Public Health	Nik Johanson	Bureau of Reclamation	Jack Daniel, NDHHS; Kirk Nelson, NGPC; Ron Wunibald, NDEQ; William Nolan Jr., State Elec Div; Brad & Laura Peltier, Home Owners Association	Inspection done 4-13-13, was inspected as Mobile Home Park, trailers and RVs flex hose need to be changed, one private well categorized as transient non-community public water supply, needs a grade 5 operator license, Quarterly coliform, garden hose hook ups
2014	3-Apr	Target Elevation	NA	NA	NA	NA	NA	NA	NA	longitude/latitude with pics
2014	29-May	Food Inspection Report	NA	NA	Ray Tuller Inspector	NE Department of Agriculture	Diane Hannah	Medicine Creek Lodge LLC	NA	findings, single use and single serve articles, proper blackflow plumbing

YEAR	DATE		SUBJECT	Lot #	PARCEL#	FROM	ORGANIZATION	TO	ORGANIZATION	WHO CC'D	NOTES
	MONTH/DAY										
2014	14-Oct		Medicine Creek Lodge	NA	NA	Kirk Nelson Western Region Parks Manager	NE Game & Parks	Nikolaus Johanson	Bureau of Reclamation	Bob Bergholz, Jim, Stephanie	Email discussion of Doug Breinig's management of Medicine Creek Lodge concession
2015	5-Feb		general liability insurance	NA	NA	Doug Breinig	Medicine Creek Lodge LLC	Bob Bergholz	NE Game & Parks	NA	Expires 2-2-2016
2015	21-May		Food Safety and Consumer Protection	NA	NA	Jeanene Canavino Food Sanitation	NE Department of Agriculture	NA	NA	NA	Lodge has new concessionaire, kitchen not open yet. Follow up
2015	2-Jun		Order Form	NA	NA	Michael Hoeft Deputy State Fire Marshall	State Fire Marshall	NA	Medicine Creek Lodge LLC	NA	revisit date 7/6/15, cover plates in cooler, grilling in facility, all corrections made by 7/6/15
2015	8-Jun		information request	NA	NA	Bob Bergholz Assistant Division Administrator - Parks	NE Game & Parks	Doug Breinig	Medicine Creek Concessionaire	Jim Swenson Division Administrator, Branden Sheppard AG Counsel for NGPC, Tim McCoy Deputy Director	list of documents needed per lease agreement by contract section number; due 6-25-2015. Advise that documents are due at the time of the yearly inspection, 6-25-2015. No further action given
2015	18-Jun		email thread, Liquor License	NA	NA	Diane Stevens, Staff Assistant	NE Department of Agriculture	Jeanene Canavino	NE Department of Agriculture	Dan Kahler	Diane Stevens forwarded request to Jeanene Canavino 5-29-2015 regarding a call from a man regarding the license; Jeanene responded that on 5-21-2015 she filed a report about inspecting the lodge due to rumors that the lodge was opening although it has no inventory, kitchen equipment or utensils; advised will do inspection tomorrow if possible; included report regarding inspection, person in charge at lodge signed as Brandon Holdcroft (does not match signature).
2015	19-Jun		Food Inspection Report	NA	NA	Jeanene Canavino Food Sanitation	NE Department of Agriculture	Kenneth Holdcroft	Medicine Creek Lodge LLC	NA	risk factors=improper practices, control measures, good retail practices, corrections for critical 10 days or 90 for non critical
2015	29-Sep		Routine Sanitary Survey	NA	NA	Anthony Martinez, Water Supply Specialist	NE Department of Health & Human Services	Mr. Doug Breinig	Medicine Creek Lodge LLC	Dennis and Darlene Heger, ACT	6 were significant and have to be corrected within 120 days, 6 were minor and have to be corrected in 12 months. DHHS DPH requires Medicine Creek Lodge to submit a signed and dated written response to DHHS DPH within 30 calendar days from the date of this letter, 9-29-2015. The letter must include whether and when deficiencies were corrected and a corrective action plan with a timetable including specific dates when corrections will be made.

4 ACCESSIBILITY (AMERICANS WITH DISABILITIES ACT (ADA) & Uniform Federal Accessibility Guidelines (UFAS))

4.1 The ADA Standards for Accessible Design (the ADA Standards)

The ADA Standards for Accessible Design, or the “ADA Standards,” refer to the requirements necessary to make a building or other facility architecturally (physically) accessible to people with disabilities. The ADA Standards identify what features need to be accessible, set forth the number of those features that need to be made accessible, and then provide the specific measurements, dimensions and other technical information needed to make the feature accessible. (*See Appendix B - DOJ - ADA standards*)

4.2 Uniform Federal Accessibility Guidelines (UFAS)

These are the architectural standards originally developed for facilities covered by the Architectural Barriers Act, a law that applies to buildings designed, built, altered or leased by the federal government. They also are used to satisfy compliance in new or altered construction under Section 504. State and local governments have the option to use UFAS or the ADA Standards to meet their obligations under Title II of the ADA. Achieving accessibility in outdoor environments has long been a source of inquiry due to challenges and constraints posed by terrain, the degree of development, construction practices and materials, and other factors. (*See Appendix C – ABA Standards 2015*)

The Board has issued requirements that are now part of the Architectural Barriers Act (ABA) Accessibility Standards and apply to national parks and other outdoor areas developed by the federal government.

The new provisions address access to trails, picnic and camping areas, viewing areas, beach access routes and other components of outdoor developed areas on federal sites when newly built or altered. They also provide exceptions for situations where terrain and other factors make compliance impracticable. The new requirements are located in sections F201.4, F216.3, F244 to F248, and 1011 to 1019 of the ABA Standards.

The Access Board is responsible for developing accessibility guidelines for the construction and alteration of facilities covered by the Americans with Disabilities Act (ADA) of 1990 and the Architectural Barriers Act (ABA) of 1968. The guidelines ensure that the facilities are readily accessible to and usable by people with disabilities. The Access Board issued the current guidelines in 2004. The 2004 guidelines contain provisions for several types of recreation facilities, including boating facilities, fishing piers and platforms, golf facilities, play areas, sports facilities, and swimming pools. The Access Board amended the 2004 guidelines in 2013 by adding new provisions for trails, picnic and camping facilities, viewing areas, and beach access routes constructed or altered by Federal agencies or by non-federal entities on Federal land on behalf of a Federal agency pursuant to a concession contract, partnership agreement, or similar arrangement.

The U.S. Department of Defense, the U.S. General Services Administration, and the U.S. Postal Service have adopted the Access Board’s 2004 guidelines, including the 2013 amendments, as the enforceable standards for the ABA. The ABA Standards are comprised of two types of provisions: scoping requirements and technical requirements. The scoping requirements specify when and where elements must be accessible. The scoping requirements also specify the number of a particular type of element that must be accessible when more than one is provided. The scoping requirements are in chapter 2 of the ABA Standards and the section numbers are preceded by the capital letter “F.” The technical

requirements specify the design criteria for individual elements. The technical requirements for trails, picnic and camping facilities, viewing areas, and beach access routes are in chapter 10 of the ABA Standards. The scoping and technical requirements are minimum requirements. Designers, owners, and operators are encouraged, but are not required, to exceed the minimum requirements where possible to provide increased accessibility and opportunities for people with disabilities to enjoy trails and other outdoor developed areas.

The guide is intended to help designers, owners, and operators understand and use the ABA Standards for trails, picnic and camping facilities, viewing areas, and beach access routes. Guides for other recreation facilities, including boating facilities, fishing piers and platforms, golf facilities, play areas, sports facilities, and swimming pools, are available on the Access Board's Web site. The Access Board is also developing guides for toilet and bathing facilities, parking facilities, and other elements and spaces that are required to be accessible by the ABA Standards.

Incorporating accessibility into the design of outdoor developed areas must begin early in the planning process, with careful consideration given to the location of accessible elements and the routes that connect them. Emphasis must be placed on ensuring that people with disabilities are able to access these unique facilities and use a variety of elements that serve these facilities.

The new provisions for trails, picnic and camping facilities, viewing areas, and beach access routes are not included in the Department of Justice's (DOJ) 2010 ADA Standards and have no legal effect on State and local governments and private entities subject to DOJ's ADA regulations. State and local governments and private entities may, however, use the provisions for guidance when designing trails, picnic and camping facilities, viewing areas, and beach access routes. State and local governments and private entities are cautioned to check with DOJ about using the technical requirements for outdoor recreation access routes, instead of accessible routes, to connect elements at picnic and camping facilities, viewing areas, and trailheads.

ACT Safe, LLC spoke with and received correspondence from Bill Botten (800-872-2253 Ext 0014), Accessibility Specialist with the U.S. Access Board. Mr. Botten stated that if the Bureau of Reclamation was involved in the design or construction of the lodge, bait shop, fishing and boating facilities, play areas, and facilities in the public right of way, then the enforcing agency would be the ABA – Access Board. The enforcing agency for facilities covered by the ADA is the Department of Justice (DOJ) and they may be reached at 800-514-0301.

5 ELECTRIC SERVICES INSPECTION

Nebraska Statutes governing electrical licensing and inspection are known as the Nebraska State Electrical Act, Sections 81-2101 through 81-2143. The Nebraska State Electrical Board rules consist of 19 promulgated rules adopted by the Board to enable it to carry out its mission of public safety through electrical licensing and inspection. The purpose of the electric services inspection was to verify areas of compliance with Nebraska Statutes. On September 24, 2015 Gary Lofton Nebraska State Electrical inspector for District 4 conducted a walk through inspection of the concessions area at the Medicine Creek facility noting the following items in the facility. These items noted were noted on a visual basis only. (*See Appendix D – Nebraska State Electrical Inspection Report October 2015*)

5.1 General Findings

NE State Electrical inspector noted in his report *“There are enough problems in and on every structure to necessitate hiring a licensed Electrical Contractor to inspect, correct, and bring the said facilities up to minimum code safety standards.”* The findings in the report are NOT correlated to the individual Lot Numbers. The following findings (itemized #1 - #50 below) are to draw attention to the number of general discrepancies identified during the inspection:

1. 20 amp wiring 30 amp protection.
2. 15 amp wiring 30 amp protection, wiring open to contact, improper box type.
3. NEMA 1 equipment and wiring method outdoors extension cord as permanent wiring. White PVC pipe feeder broken open.
4. Floating 60 amp outlets on cord at porch, panel screwed to side of old camper, white PVC, unbushed SOW cord through aluminum wall feeding into camper.
5. Grounding and bonding otherwise good outside.
6. Outside exposed non-metallic sheath cable through un-bushed hole in steel skirting to condenser. No ac service outlet or disconnect for ac.
7. White pipe, 100 amp breaker for 50 amp outlet and wire sow cord through sharp hole in skirting, Non-metallic sheath cable and extension cord wiring permanent on porch.
8. Bad and open wiring fed out of porch light, metal mast not bonded.
9. Porch wiring improperly fed from mobile home porch light, there is no pedestal within 30' of most of these mobile's that are more than that distance from TVPPD disconnects.
10. New panelboard screwed to side of mobile and branch circuits through side

- of. Did not use no/alox on alum. Wiring. non-metallic sheath cable.
11. No A/C service outlet , no gfci protection on out outlets
 12. No A/C service outlet, extension cords permanent wiring on deck lights and outlets.
 13. No visible means of OC protection, cord connected equipment.
 14. Okay where visible.
 15. Pedestal in but unfused on either end, fan speed and porch lights wiring.
 16. Is as good as it gets
 17. Pipe opens on outlet, no OC protection after TVPPD disconnect.
 18. No OC after TVPPD disconnect, extension cord wiring method on deck not WR or proper cover in out outlet.
 19. Cover missing, no in use, 8/16 panel screwed to side of camper.
 20. Deck non-metallic sheath cable wiring and freezer connected to it protected at 30 amps + extension cords strung between levels.
 21. Deck outlet not gfci or in use disconnect, locked equipment screwed to side of camper.
 22. 100 amp TVPPD disconnect only visible, extension cords across deck.
 23. Extension cords, no gfci
 24. Extension cords.
 25. Extension cords as permanent wiring.
 26. As good as it gets.
 27. Looks abandoned panel screwed to camper fed MLO 1 50 amp single pole and 1 30 amp single pole on # 10 THHN wire has altered TVPPD disconnect to 30 amp. Breakers are off.
 28. Lot empty open wire hooked to breaker turned off.
 29. A severe compromised service working clearance issues, 200 amp disconnect at pole box is open to elements cannot access to see if energized.
 30. Service riser LB jammed through old power inlet box, on front porch bad wiring method open dangerous j boxes no gfci.
 31. Unsupported wiring flown through air in front of outside heater door, obsolete box with no dead front, extension cords as permanent wiring.
 32. 100 amp TVPPD disconnect to 50 amp sow flown through air @ 60 " , leaking water line spraying on cord at skirting.
 33. Extension cords??? Tied and or stapled in addition .service feeder 90 degree elbow stuffed into old power inlet box.

34. No pedestal, no disconnect, no out outlet WR or in use.
35. 120 into camper protected only by TVPPD 100 amp disconnect. OLD CAMPER
36. TVPPD 100 disconnect only no gfci outlet or in use.
37. TVPPD meter disconnect blocked by LARGE fishing gear-box , cord connected festoon lighting in trees , 40 amp pedestal box is as good as it gets.
38. On road TVPPD disconnect full of wasps 100+ - service???, NEMA 1 oct. boxes on porch.
39. TVPPD breaker altered to 40 amp and fed directly into OLD camper.
40. Working clearance, no gfci/in use, and panel screwed to side of camper 6 circuits feed whole house???
41. No gfci/ in use.
42. TVPPD disconnect 100 amp to 10 or 12 wire into mobile extension cord
43. Unknown feeder, no open on box to feed motor home, wire pinched at observation deck post.
44. Exterior PVC pipe open, TVPPD disconnect only cover missing.
45. No in use cover or gfci , incorrect wiring method front porch.
 - i. No gfci or in use outside TVPPD disconnect only ??? See next item below
46. Wasps at pole service either 3 or 4 has protection the other doesn't no labeling.
47. TVPPD 100 protection only LB enters direct into OLD camper.
48. Panel screwed to side of mobile non-metallic sheath cable enters through hole in skirting OC ???
49. No in use cover bad looking and open junctions in front covered porch.
50. The tel/com node located near the overnight camping area is fed off TVPPD 100 only it should be fused to 30 before entering the node box.

5.2 Recommendations

NE Electrical Inspector recommendation “is that since there are some issues with almost every service and or panel board in the facility, that **each owner hire a licensed electrical** contractor to do an inspection to whatever edition of the NEC, 2014 for example and then make corrections based on the contractors recommendations. I only visually inspected outside the mobile areas, I would recommend the entire electric installation be looked at during this inspect/correct. These units are very close to each other and the disconnects are not all marked as well as they could be.”

6 ENVIRONMENTAL – GARBAGE DISPOSAL

Solid Waste regulations are incorporated in NDEQ Title 132 - Integrated Solid Waste Management Regulations. The purpose of the program is to ensure proper management of solid waste. Solid waste includes municipal solid waste typically collected and disposed in municipal landfills, and other nonhazardous waste. Dumpsters are provided for residential refuse and picked up weekly by a private local business. Residents with auxiliary trash receptacles need to provide them with tight fitting lids and secure them from the potential for tipping.

6.1 General Findings

Garbage collection service performed by Schaben Sanitation, located at 820 E. 8th St, North Platte, NE 69101 – phone 308-534-7080. Collection is performed pm the following locations, amount and schedules:

Lodge: 2 – 4 yard receptacles (400 gallons) from June 1 to October 1 twice a week.

Lodge: 2 – 4 yard receptacles (400 gallons) from October 1 to May 31 every Monday.

Trailers: 3 – 3 yard receptacles (300 gallons each) from June 1 to October 1 every Thursday.

Trailers: 3 – 3 yard receptacles (300 gallons each) from October 1 to April 1 twice a month.

Garbage is being disposed at McCook Transfer station, located at 1501 W. A St, McCook, NE 69001 – phone 308-345-7049 (Contact Rick Province, Solid Waste Superintendent). The City owns and operates a transfer station when garbage is collected. The material that is collected is then transferred to the J Bar J Landfill near Ogallala.

7 ENVIRONMENTAL – WASTEWATER

Onsite wastewater treatment systems include septic tanks, holding tanks, small lagoons, and other decentralized wastewater treatment systems not typically connected to a municipal wastewater treatment system. The majority of onsite systems serve single households, although there are housing subdivisions, churches, campgrounds and other non-dwellings such as restaurants, dog kennels, wineries, butcher shops and RV parks that use onsite systems. The U.S. Environmental Protection Agency (EPA) estimates that nearly one in four households depend on septic systems or other types of onsite systems for wastewater treatment. The Nebraska Rules and Regulations for the design, operation and maintenance of onsite wastewater treatment systems are covered under Title 124. The purpose of the wastewater inspection is to determine adherence to Nebraska Statutes. No NPDES (National Pollutant Discharge Elimination System) Permit needs to be issued at this time for Wastewater. *(See Appendix E – Nebraska Department of Environmental Quality Title 124)*

An inspection was performed on September 23, 2015 by Mr. Mike Gould with the Department of Health and Human Services. Among the findings, it was stated as of 2014 Medicine Creek Lodge was permitted as a Mobile Home Park (MHP). *(See Appendix F – DHHS / MHP Inspection Report 9-25-15)*. If at any point the onsite wastewater treatment systems change the Nebraska Department of Environmental Quality should be contacted (402-471-8830) to determine standards and permitting requirements prior to changes taking place.

7.1 General Findings

7.1.1 Residential

Some trailers had a pipe to the ground surface that appeared to be draining running water from the trailer, perhaps a leaking valve from a clothes washing machine. Any surface discharge of household waste water is illegal according to NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems.

7.1.2 Toilets / Sewage

The sizing of the septic tanks and drain fields are unknown. Current standards require a minimum of 1000 gallon tanks and drain fields sized according to the number of bedrooms and the soil percolation rates. Some trailers and RV's have flexible hosing (and other “non-PVC” material) from the holding tanks to the sewer riser hookups. These need to be replaced with water tight and air tight service connections of Schedule 40 PVC hard pipe to prevent the potential of flexible hoses tearing and leaking.

7.1.3 Sewage Future Repair / Replacement

The sewage treatment systems for the trailers are largely an unknown entity as to where they exist and sizing. They consist of holding tanks and small tank and drain field systems. Future repair or replacement of any waste water system involving reconstruction, altering or modifying must

comply with NDEQ, Title 124, Rules and Regulations for the Design, Operation and Maintenance of Onsite Wastewater Systems. The space available for onsite systems around the trailers would probably limit any legal system to holding tanks of a minimum of 1000 gallons. The option for a community system may also be there. Cost and financing may be problematic.

7.2 ACT Scenarios sent to NDEQ

ACT submitted a list of Scenarios to the NDEQ. General Findings for Medicine Creek were addressed by the NDEQ Onsite Wastewater Program Manager in his letter dated November 23, 2015. *See Appendix H - NDEQ Scenario & Response for Title 124 Application.* Based on information given to the NDEQ it is likely that a number of violations of Title 124 exist. These potential violations include:

1. Onsite wastewater systems not properly registered with NDEQ.
2. Onsite wastewater systems not installed, modified, or maintained by certified professionals.
3. Onsite wastewater systems that are failing, and/or do not meet the design, sizing, and construction requirements of Title 124, including:
 - a. Inadequate septic and holding tank sizes and construction materials.
 - b. No information on lateral fields/soil absorption systems for septic systems. If lateral fields are used with some systems, there are setback requirements for adjoining properties, and requirements for adequate separation from groundwater that must be maintained.
 - c. Inadequate setback distances between septic and holding tanks, and adjacent structures and dwellings.
 - d. Evidence of gray water discharges to the ground surface, which is prohibited under Title 124. All wastewater must be treated and disposed in a compliant onsite wastewater system.

NDEQ Onsite Wastewater Program Manager goes on to state: “The Department recommends that the Bureau of Reclamation (property owner), the Nebraska Game & Parks Commission (site manager) and any other private parties involved in the leasing or rental of these pad sites at the mobile home park at Medicine Creek SRA have a NDEQ certified Onsite Wastewater Inspector conduct an inspection of each pad site and each individual onsite wastewater treatment system. Each system that meets the conditions of Section 4, Chapter 2 of Title 124, will be required to be modified or replaced. If a significant number of these systems are non-compliant, and cannot meet setback requirements, the interested parties may wish to consider replacing all systems with a single, large cluster system that can treat the wastewater of all the pad sites at the mobile home park at a single location.”

7.3 NDEQ – Scenario & Response

ACT submitted the following Scenarios to the NDEQ on October 20, 2015. The scenarios and response to are as follows with the official response can be found in [Appendix I - NDEQ Scenario & Response for Title 124 Application.](#)

SCENARIO 1: Access – inlet / outlet devices are not secured.



NDEQ Response: Scenario 1 — Unsecured caps, clean-outs, and access ports on septic systems are not acceptable. For specific requirements of sanitary sewer hook-ups at mobile home parks, please refer to DHHS requirements under Title 178.

SCENARIO 2: The sewage treatment systems for the trailers are largely unknown entity as to where they discharge and sizing. There are hoses and material other than PVC being used from the holding tanks to the (ukn) sewer riser hookups.



NDEQ Response: Scenario 2 - All onsite wastewater systems should be inspected by a certified professional to determine if they are in compliance with Title 124. It appears that many of the pad sites have unknown locations, sizes, and materials of construction for their holding tanks or septic systems.

SCENARIO 3: A pipe to the ground surface that appeared to be draining running water from the trailer, perhaps a leaking valve from a clothes washing machine. Scenario #2 is also applicable in some of the photos



NDEQ Response: Scenario 3 - Any discharge of untreated wastewater to the ground surface is a violation of Title 124. Title 124 does not differentiate between gray water sources (such as clothes washers) and black water sources (such as toilets), and all wastewater must be properly treated and disposed of in a compliant onsite wastewater treatment system.

SCENARIO 4: The discharges of sewer gases are located at various locations on each property.



NDEQ Response: Scenario 4 - sanitary sewer venting requirements must meet Nebraska Plumbing Code requirements. No direct venting from septic tanks or holding tanks is allowed.

SCENARIO 5: A new septic (we were told in 2012) was installed with no registration of the tank and no paperwork showing it meets any of the applicable requirements with NDEQ.



NDEQ Response: Scenario 5 — installation of a new septic system in 2012 without proper registration submitted to NDEQ is a violation of Title 124. The system must also have been installed by a certified installer.

SCENARIO 6: There are 30 and 55 gallon drums used as septic tanks. Those that we identified are in poor condition.



NDEQ Response: Scenario 6 — 30 and 55 gallon drums are not acceptable for use as septic tanks or holding tanks for onsite wastewater systems. The minimum size for a septic tank or holding tank is 1,000 gallons. The tank must be constructed of a material approved in Title 124.

SCENARIO 7: Many of these homes have had unauthorized structural improvements. At what point does Title 124 become effective? Is it exclusively when an improvement to the septic system? Or is it when any change is done to the property (new deck, install shed, etc.)? There has been a lot of confusion around this question. The more detail or scenario's you can provide the better.

NDEQ Response: Scenario 7 — an existing onsite wastewater system must be brought into compliance with Title 124 requirements whenever it endangers public health, discharges to the ground surface, or fails, and under a number of other conditions, which are listed in Chapter 2, Section 004 of Title 124.

7.4 Recommendation for Title 124 Compliance

NDEQ Onsite Wastewater Program Manager stated: *“The Department recommends that the Bureau of Reclamation (property owner), the Nebraska Game & Parks Commission (site manager) and any other private parties involved in the leasing or rental of these pad sites at the mobile home park at Medicine Creek SRA have a NDEQ certified Onsite Wastewater Inspector conduct an inspection of each pad site and each individual onsite wastewater treatment system. Each system that meets the conditions of Section 4, Chapter 2 of Title 124, will be required to be modified or replaced. If a significant number of these systems are non-compliant, and cannot meet setback requirements, the interested parties may wish to consider replacing all systems with a single, large cluster system that can treat the wastewater of all the pad sites at the mobile home park at a single location.”*

8 ENVIRONMENTAL – WATER SUPPLY

There is one private well which supplies the trailer area and concession. The water supply is regulated by the Nebraska Dept. of Health and Human Services at present. It is categorized as a transient non-community public water supply. The definition of a TNCPWS is a system that serves more than 25 individuals daily for at least 60 days a year at 15 or more service connections. The designated operator in responsible charge needs to acquire a Grade 5 operator license issued by the NDHHS. Quarterly coliform bacteria and yearly nitrate-N samples are required. This water supply is presently operating in compliance with NDHHS, Division of Public Health Title 178, NAC 12, Regulations Governing Water Well Construction, Pump Installation and Water Well Decommissioning Standards. The Well is permitted - #G-111668, has a maximum daily production capacity of 72,000 gallons and is classified as a Public Water Supply. The well was drilled on September 14, 1973, no other information is available on this well. The well supplies water to Trail 1.

An inspection was performed on September 23, 2015 by the Department of Health and Human Services. The inspection was performed and findings as outlined under the regulations established in Nebraska Administrative Code (NAC) in Title 179 Regulations Governing Public Water Supply Systems. (See Appendix J - NE Title 179 Chapter-03; Appendix L - NE Title 179 Chapter-05, Appendix L - NE Title 179 Chapter-021 and Appendix M – copy of Water Supply Permit)

8.1 General Findings

Some trailers and RV's are using garden hoses as their water hookup. This is an unsanitary hookup and also prone to leaks and damage. The hookups from the service riser to the trailer need to be a flexible metal hookup. Some of the risers I observed are equipped with a hose connection vacuum breaker. These are not rated to be used under continuous pressure for longer than 12 hours and should be removed. A cross connection program is not required for a TNCPWS, however a review of the system is suggested to identify any potential problems.

8.2 DHHS Survey Deficiency Compliance Plan

Identified deficiencies are listed in the attached Compliance Plan as outlined by NE Dept. of Health and Human Services:

- **Significant deficiencies must be corrected within 120 calendar days from the date of this letter**, unless 1) a shorter time period is specified in the plan, or 2) a written request from the system for a longer time period has been approved by the Department in writing.
- Minor deficiencies must be corrected within 12 months from the date of this letter
- Recommendations do not require correction, but the system is strongly encouraged to address them
- DHHS DPH requires the Medicine Creek Lodge to submit a signed and dated **written response** to DABS DPH within **30 calendar days** from the date of this letter.

(See Appendix I – DHHS / PWS Inspection Report 9-26-15)

8.2.1 Significant Deficiency

Identified significant deficiencies were issued by NE Dept. of Health and Human Services per Nebraska Administrative Code (NAC) in Title 179 Regulations Governing Public Water Supply Systems

1. Failure to have Coliform Sample Site Plan - Must verify that annual plan has been submitted to the State and retain a copy for the system records.
2. Failure to provide water system map - System must provide a map of the area served by the public water system, showing the distribution system and the boundaries of the various zones, & labeled numerically, must be included with the Sample Site Plan.
3. Failure to have an Emergency Contact list – TNC public water systems must have a current emergency phone list that is updated on an annual basis.
4. Failure to secure storage facilities – TNC public water systems must secure the storage facility by use of locks on access manholes & hatches & take other necessary precautions to prevent trespassing, vandalism & sabotage.
5. Failure to maintain equipment in accordance with manufacturer’s recommendations – TNC public water systems must have an inspection, servicing & replacement program on all mechanical equipment in accordance with manufacturer's recommendations for such maintenance, O & M Manual. Repair/Replace or conduct the following,
 - a. electrical wiring to pressure switch at well,
 - b. leaking water lines,
 - c. leaking yard hydrants,
 - d. start valve exercise program or plan,
 - e. verify ridged piped yard hydrants and other garden hose connections to yard hydrants are in accordance with manufacturers recommendations.
6. Existing unprotected cross connections with the PWS – TNC public water system must take the necessary steps to protect the system from cross connections.

8.2.2 Minor Deficiency

1. Failure to retain microbiological test records & inactivation records for a minimum of 5 years - System must keep records of bacteriological, turbidity, temperature, pH and disinfectant residual analyses for not less than 5 years.
2. Failure to retain official correspondence and Sanitary Survey records for a minimum of 10 years - System must keep copies of any written reports, summaries or communications relating to sanitary surveys of the system for a period of not less than 10 years after the completion of the sanitary survey.
3. Failure to retain customer complaint records for a minimum of 5 years – TNC public water systems must maintain for a minimum of 5 years any written public health-oriented customer complaints related to water quality, quantity, and pressure and system integrity.
4. Failure to retain water main R/R records for a minimum of 5 years – TNC public water systems must maintain for a minimum of 5 years any water main repair and replacement records, including results of special samples & disinfection method used.
5. Failure to have O&M manual for System components - TNC public water systems must have a O & M Manual that includes specification of equipment & recommended maintenance practices of that equipment as specified by the manufacturers. (verify system has developed an O & M manual specific to systems components)
6. Failure to retain component maintenance records – TNC public water systems must have a record keeping system to record all maintenance performed in accordance with manufacturer’s recommendations.

9 ENVIRONMENTAL ASSESSMENTS

9.1 Environmental Property as a Whole Environmental Assessment - Scope of Work

The following tasks were completed during the performance of the Environmental Assessment:

- **TASK 1** - Environmental Agency Database Review;
- **TASK 2** – Air Pollution and the Clean Air Act
- **TASK 3** - Clean Water Act
- **TASK 4** - Extremely Hazardous Substances / RCRA Hazardous Waste determination
- **TASK 5** - Risk Management Program Review
- **TASK 6** - Site Reconnaissance Reporting of Results.

9.1.1 TASK 1 - Environmental Agency Database Review

ACT Safe, LLC utilized national database search features to provide a review of agency files regarding regulated facilities. See 9.4.17 for full database agency review list.

9.1.2 TASK 2 – Air Pollution and the Clean Air Act

42 U.S.C. §7401 et seq. (1970) - The Clean Air Act (CAA) is the comprehensive federal law that regulates air emissions from stationary and mobile sources. Among other things, this law authorizes EPA to establish National Ambient Air Quality Standards (NAAQS) to protect public health and public welfare and to regulate emissions of hazardous air pollutants.

9.1.3 TASK 3 - Clean Water Act

33 U.S.C. §1251 et seq. (1972) The Clean Water Act (CWA) establishes the basic structure for regulating discharges of pollutants into the waters of the United States and regulating quality standards for surface waters. The basis of the CWA was enacted in 1948 and was called the Federal Water Pollution Control Act, but the Act was significantly reorganized and expanded in 1972. "Clean Water Act" became the Act's common name with amendments in 1972. Under the CWA, EPA has implemented pollution control programs such as setting wastewater standards for industry. We have also set water quality standards for all contaminants in surface waters.

9.1.4 TASK 4 - Extremely Hazardous Substances / RCRA Hazardous Waste determination

40 and Part 262 - Under RCRA, hazardous waste generators are the first link in the cradle-to-grave hazardous waste management system. All generators must determine if their waste is hazardous and must oversee the ultimate fate of the waste. RCRA Subtitle C requires generators to ensure and fully document that the hazardous waste they produce is properly identified, managed, and treated prior to recycling or disposal. (Generators may CFR Part 261 also be subject to land disposal restrictions (LDR) requirements as discussed in Chapter III, Land Disposal Restrictions). The degree of regulation to which each generator is subject depends to a large extent on how much waste each generator produces every calendar month. This chapter summarizes who is considered a generator and which standards apply based on waste generation rates.

9.1.5 TASK 5 - Environmental Reporting and Permitting determination

Environmental Reporting is the act of submitting a report to an agency under guidelines for a stated permit or process that has been determined necessary / mandatory within that permit or process. Environmental Permitting is an official document in which the official authority outlines parameters in which that specific company must comply.

9.1.6 TASK 6 - Site Reconnaissance Reporting of Results

The Site Reconnaissance is a report of inspection and exploration of these sites and surrounding areas. The information obtained was through visual observation and other detection methods (National Environmental Title Research database, Nebraska DEQ, Nebraska DNR and EPA database, etc.).

9.2 Limitations

The report and any other information which ACT prepared and submitted to Bureau of Reclamation in connection with this project (the “Report”) are for the sole use and benefit of *the user* and may not be used or relied upon by any other person or entity without the prior written consent of *the user* and ACT, except as provided for specifically in the agreement. Any such consent given by ACT will be deemed to be and will be subject to the terms and conditions as ACT may reasonably require, including without limitation a monetary limit to ACT’s liability to any person granted such consent (the “Grantee”), and any such Grantee will be deemed to have agreed to such terms and conditions by its use and reliance on the Report. The use or re-use of this document or the findings, conclusions, or recommendations presented herein, by any other party or parties is at the sole risk of said user.

ACT and *the user* agree that (1) the information in the Report relates only to the property specifically described in the Report and was presented in accordance with and subject to the scope of work described in the Report or specifically agreed to by ACT and *the user*; (2) the information and conclusions provided in the Report apply only to the subject property as it existed at the time of ACT site examination. Should site use or conditions change or should there be changes in applicable laws, standards, or technology, the information and conclusions in the Report may no longer apply; (3) ACT makes no representations regarding the value or marketability of this property or its suitability for any particular use, and none should be inferred based on the Report; and (4) the Report is intended to be used in its entirety and no excerpts may be taken to be representative of the findings of this investigation.

9.3 Site Descriptions

The subject properties are located at: 72428 Trail 1, Cambridge, NE 69022, 40.381227, - 100.230390. The property is located in Frontier County and is used as a recreational area. The private concession is located on the south side of the dam, offers a restaurant, grocery items, camping supplies, bait, tackle, boat rental, gas, modern air-conditioned cabins, and hunting, fishing and park entry permits. The property is located on the Harry Strunk Lake which is just west and north of Cambridge Nebraska. There are 5 cabins, 55 trailers, 1 Lodge (convenient store), 1 shop and 30 – 35 boat docks. (*See Executive Summary for Figure 1 – Medicine Creek Concession Area Map and Figure 2 Medicine Creek Concession Trailer Map*).

9.4 Environmental Impacts (EPA / NE-DNR & NE-DEQ)

Environmental impact information regarding the subject properties and the properties in close proximity was evaluated.

9.4.1 National Priorities List (NPL) - NO RESULTS FOR YOUR AREA.

The Superfund Program, administered under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) is an EPA Program to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. The NPL (National Priorities List) is the list of national priorities among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the United States and its territories. The NPL is intended primarily to guide the EPA in determining which sites warrant further investigation. The boundaries of an NPL site are not tied to the boundaries of the property on which a facility is located. The release may be contained within a single property's boundaries or may extend across property boundaries onto other properties. The boundaries can, and often do change as further information on the extent and degree of contamination is obtained.

9.4.2 CERCLIS List - NO RESULTS FOR YOUR AREA.

The United States Environmental Protection Agency (EPA) investigates known or suspected uncontrolled or abandoned hazardous substance facilities under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). EPA maintains a comprehensive list of these facilities in a database known as the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS). These sites have either been investigated or are currently under investigation by the EPA for release or threatened release of hazardous substances. Once a site is placed in CERCLIS, it may be subjected to several levels of review and evaluation and ultimately placed on the National Priority List (NPL).

CERCLIS sites designated as "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund Action or NPL consideration.

9.4.3 CERCLIS NFRAP - NO RESULTS FOR YOUR AREA.

As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" NFRAP have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the site being placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration.

EPA has removed these NFRAP sites from CERCLIS to lift unintended barriers to the redevelopment of these properties. This policy change is part of EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens promote economic redevelopment of unproductive urban sites.

9.4.4 RCRA CORRACTS Facilities - NO RESULTS FOR YOUR AREA.

The United States Environmental Protection Agency (EPA) regulates hazardous waste under the Resource Conservation and Recovery Act (RCRA). The EPA maintains the Corrective Action Report (CORRACTS) database of Resource Conservation and Recovery Act (RCRA) facilities that are undergoing "corrective action." A "corrective action order" is issued pursuant to RCRA Section 3008(h)

when there has been a release of hazardous waste or constituents into the environment from a RCRA facility. Corrective actions may be required beyond the facility's boundary and can be required regardless of when the release occurred, even if it predated RCRA.

9.4.5 RCRA non-CORRACTS TSD Facilities - NO RESULTS FOR YOUR AREA.

The United States Environmental Protection Agency (EPA) regulates hazardous waste under the Resource Conservation and Recovery Act (RCRA). The EPA's RCRA Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities that report generation, storage, transportation, treatment, or disposal of hazardous waste. RCRA Permitted Treatment, Storage, Disposal Facilities (RCRA-TSD) are facilities which treat, store and/or dispose of hazardous waste.

9.4.6 Emergency Response Notification System (ERNS) - NO RESULTS FOR YOUR AREA.

The Emergency Response Notification System (ERNS) is a national computer database used to store information on unauthorized releases of oil and hazardous substances. The program is a cooperative effort of the Environmental Protection Agency, the Department of Transportation Research and Special Program Administration's John Volpe National Transportation System Center and the National Response Center. There are primarily five Federal statutes that require release reporting: the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) section 103; the Superfund Amendments and Reauthorization Act (SARA) Title III Section 304; the Clean Water Act of 1972 (CWA) section 311(b)(3); and the Hazardous Material Transportation Act of 1974 (HMTA) section 1808(b).

9.4.7 US Toxic Release Inventory - NO RESULTS FOR YOUR AREA.

The Toxics Release Inventory (TRI) is a publicly available EPA database that contains information on toxic chemical releases and other waste management activities reported annually by certain covered industry groups as well as federal facilities. TRI reporters for all reporting years are provided in the file.

9.4.8 US RCRA Generators (CESQG, SQG, LQG) - NO RESULTS FOR YOUR AREA.

The United States Environmental Protection Agency (EPA) regulates hazardous waste under the Resource Conservation and Recovery Act (RCRA). EPA maintains a database of facilities, which generate hazardous waste or treat, store, and/or dispose of hazardous wastes. Conditionally Exempt Small Quantity Generators (CESQG) generates 100 kilograms or less per month of hazardous waste, or 1 kilogram or less per month of acutely hazardous waste. Small Quantity Generators (SQG) generates more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month. Large Quantity Generators (LQG) generate 1,000 kilograms per month or more of hazardous waste, or more than 1 kilogram per month of acutely hazardous waste.

9.4.9 US ACRES (Brownfields) - NO RESULTS FOR YOUR AREA.

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off green spaces and working lands. The Assessment, Cleanup and Redevelopment Exchange System (ACRES) are an online database for Brownfields Grantees to electronically submit data directly to The United States Environmental Protection Agency. (EPA)

9.4.10 US NPDES - NO RESULTS FOR YOUR AREA.

The NPDES module of the Compliance Information System (ICIS) tracks surface water permits issued under the Clean Water Act. Under NPDES, all facilities that discharge pollutants from any point source into waters of the United States are required to obtain a permit. The permit will likely contain limits on what can be discharged, impose monitoring and reporting requirements, and include other provisions to ensure that the discharge does not adversely affect water quality.

9.4.11 Nebraska Underground Storage Tanks - NO RESULTS FOR YOUR AREA.

Underground storage tanks containing hazardous or petroleum substances are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). Underground Storage Tanks (UST) containing hazardous or petroleum substances are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The Nebraska State Fire Marshall, Fuel Division maintains a list of UST Facilities.

9.4.12 Nebraska Leaking Underground Storage Tanks - IDENTIFIED

Information on Leaking underground storage tanks (LUST) containing petroleum substances is maintained by the Nebraska Department of Environmental Quality (DEQ). There is one LUST – UG# 091593-GW-1456. (See Appendix N - LUST Medicine Creek Lodge)

FIGURE 3 Leaking Underground Storage Tank

13346
PB-8
FACILITY ID# 202
SUPERSECTION 2200

FLAMMABLE LIQUID STORAGE TANK DIVISION
Report of Suspected Leak

INITIAL MEANS OF DISCOVERY (Circle One)
 1. Product or vapors in structure
 2. Product or vapors in sewer system
 3. Petroleum saturated soil or enclosure
 4. Tank assessment results indicate contamination
 5. Tank removed with holes in shell
 6. Petroleum tests in well water
 7. Accumulation of water in tank
 8. Failed tightness test tank
 9. Product in GW monitoring well
 10. Vapors detected in upper monitoring
 11. Leak detection mode of fixed ATM
 12. Inertial monitoring double wall tank testing
 13. Leak detection pressure test piping
 14. Failed tightness test piping
 15. Heedless in action system
 16. Other

NOV 04 1993

DEPARTMENT OF ENVIRONMENTAL QUALITY

Relates to the initial discovery, but all other characteristics from above which suggest a leak

LOCATION OF SUSPECTED LEAK
 Name: ACTA, LLC City: CAMBRIDGE County: DEWELAN

DATE/TIME OF DISCOVERY
 Date: 11/02 Month: Aug Day: 02 Year: 1993 Day of week: THURSDAY

WHO DISCOVERED SUSPECTED LEAK
 Name: Donald BURTON Title/Employee: Customer Test Crew Telephone: 308) 682-3320

WHO REPORTED SUSPECTED LEAK TO STATE FIRE MARSHAL / DELEGATED AUTHORITY
 Name: Donald BURTON Title/Employee: Senior Area Manager Phone: 308) 682-3320

WHEN REPORTED TO STATE FIRE MARSHAL / DELEGATED AUTHORITY
 Date: 11/02 Month: Aug Day: 02 Year: 1993 Day of week: THURSDAY
 Time reported by: 12:00 PM Date: 11/02/93 Time: 12:00
 By investigator: ACTA

OTHERS NOTIFIED Yes No (N) Fire Safety Hazards exist Yes No
 Fire Safety Hazards eliminated Yes No
 Fire Safety Hazards potential Yes No

OTHERS WRITTEN TO: _____
 Name: _____
 Address: _____
 City/State: _____

NEDEC NOTIFIED Yes No (N) Time: _____
 Person not field of NDEC Person responding: _____
 NEDEC station number assigned: _____

SOURCE OF LEAK IDENTIFIED Yes No (N) Amount of Loss: ?
 Product involved: Gasoline

NO - List IDs of other facilities that may be potential sources of suspected leak.

YES
 Facility name: Medicine Creek Lodge Owner name: Don & Patricia Alverix
 Facility address: ACTA, LLC Owner address: ACTA, LLC
 Facility phone: 308) 682-3320 City/State: CAMBRIDGE, NE
 State ID#: 001 Owner phone: 308) 682-3320

DATE REPORTED RECEIVED (Make Print Use Only) 1st listed location Printed on worldspan 20380072617

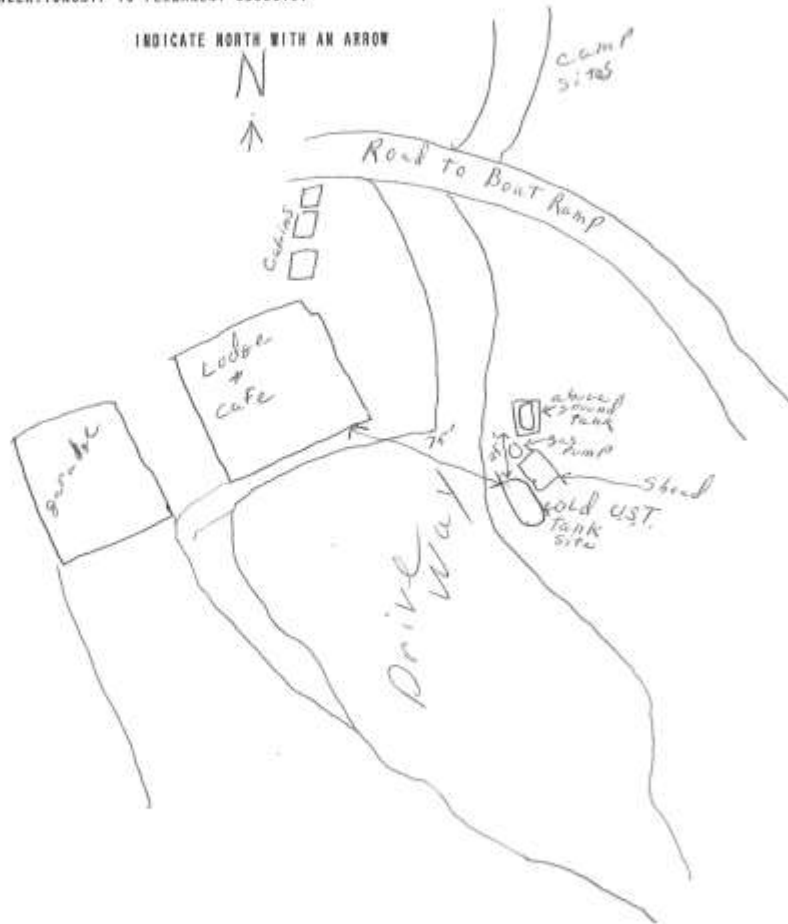
FIGURE 4 Site Plan

SITE PLAN

FACILITY ID# 8025
CONTRACTOR # 2437

DATE OF CLOSURE: 8-23-97

LAYOUT OF THE TANK SYSTEM (TANK AND PRODUCT LINES) AND PLACEMENT OF EXCAVATION AND DISPENSER(S) LOCATION. THE SITE PLAN MUST BE APPROXIMATELY TO SCALE, INCLUDING DISTANCES AND THE NORTH ARROW. ALSO SHOW THE TANKS RELATIONSHIP TO PERMANENT OBJECTS.



9.4.13 NE Permitted Solid Waste Facilities - NO RESULTS FOR YOUR AREA.

The Solid Waste Landfill List (SWLF) database is provided by the Nebraska Department of Environmental Quality and consists of solid waste disposal facilities and transfer stations.

9.4.14 Brownfields - NO RESULTS FOR YOUR AREA.

Brownfields are “Real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant.”

Common brownfields include vacant or under-utilized industrial or commercial property in older parts of communities. Examples may include railroad facilities, salvage yards, dry cleaners, landfills, gas stations, and a variety of other sites.

* Synopsis of the definition of Brownfield Site (CERCLA § 101 (39))

9.4.15 Federal Institutional Control / Engineering Control Registry - NO RESULTS FOR YOUR AREA

Federal Institutional Control / Engineering Control Registry

9.4.16 US Air Facility Systems (AIRS / AFS) - NO RESULTS FOR YOUR AREA

The Air Facility System (AIRS / AFS) contains compliance and permit data for stationary sources of air pollution (such as electric power plants, steel mills, factories, and universities) regulated by EPA, state and local air pollution agencies. The information in AFS is used by the states to prepare State Implementation Plans (SIPs) and to track the compliance status of point sources with various regulatory programs under Clean Air Act.

9.4.17 Environmental Agency File Review

ACT utilized a host of environmental data search engines to provide a review of agency files regarding regulated facilities. ACT research addresses state and federal databases that identify potential environmental sites of concern near the property, permits and violations. These databases are as follows:

- National Priority List (NPL);
- Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS);
- Emergency Response Notification System (ERNS);
- Resource Conservation and Recovery Act (RCRA) List of registered generators and permitted treatment, storage and disposal facilities;
- Hazardous Materials Information Reporting System database (HMIRS);
- Department of Defense Sites (DOD) and Formerly Used Defense Sites (FUDS);
- Brownfields Site Database (US BROWNFIELDS);
- Superfund Consent Decrees (CONSENT);
- Toxic Chemical Release Inventory System (TRIS);
- Toxic Substances Control Act databases (TSCA);
- Integrated Compliance Information System (ICIS, NPDES);
- Underground Storage Tank (UST) List;
- Nebraska Department of Natural Resources (DNR) databanks; and
- Nebraska Department of Environmental Quality (DEQ) databanks.

9.5 Site Reconnaissance

From September 22 – October 2, 2015 ACT conducted physical reconnaissance of the subject property to identify the presence of Recognized Conditions. The observations made during site reconnaissance are described below.

9.5.1 Hazardous Chemical or Petroleum Storage – IDENTIFIED ACTION

Hazardous Chemical and Petroleum Storage was limited to the Lodge. See section 15 of this report for the specific findings.

9.5.2 Unidentified Substance Containers – IDENTIFIED ACTION

Unidentified substance containers were noted at the subject property. See the individual reports for unidentified substance containers. See section 15 of this report for the specific findings.

9.5.3 Structural Staining or Corrosion – IDENTIFIED ACTION

Soot was identified on the Lodge from a Bar-B-Q grill on the North side of the building. See section 15 of this report for the specific findings.

9.5.4 Potential Polychlorinated Biphenyls (PCBs) - NO RESULTS FOR YOUR AREA

No potentially PCB-containing equipment was observed at the subject property other than pole-mounted, utility owned transformers. PCB containing oils were generally phased out of service over the past several decades. Contamination resulting from equipment owned by a public utility is not considered a potential source of liability for a property owner and therefore has a limited potential to impact the subject property.

9.5.5 Pits, Ponds, or Lagoons - NO RESULTS FOR YOUR AREA

No evidence of pits, ponds, or lagoons associated with wastewater processing or disposal was observed at the subject property.

9.5.6 Wastewater – IDENTIFIED – NO ACTION REQUIRED

No NPDES (National Pollutant Discharge Elimination System) Permit needs to be issued at this time for Wastewater. See Section 7 – Environmental – Wastewater for details.

9.5.7 Stormwater – IDENTIFIED – NO ACTION REQUIRED

No NPDES (National Pollutant Discharge Elimination System) Permit needs to be issued at this time for Stormwater.

9.5.8 Stained Soil or Pavement - NO RESULTS FOR YOUR AREA

No evidence of stained soil or pavement was identified at the subject properties aside from minor drips and spots in the parking areas.

9.5.9 Stressed Vegetation - NO RESULTS FOR YOUR AREA

No evidence of stressed vegetation was identified at the subject property.

9.5.10 Solid Waste - IDENTIFIED

See Section 6 – Environmental – Garbage Disposal

9.5.11 Wells - IDENTIFIED

See Section 8 – Environmental – Water Supply for details.

9.5.12 Septic Systems - IDENTIFIED

See Section 7 – Environmental – Wastewater for details.

10 FOOD SANITATION – LODGE (MARINA)

The purpose of the Nebraska Pure Food Act and the Nebraska Food Code is to safeguard the public health and provide to consumers, food that is safe, unadulterated, and honestly prepared. In 2012, the Nebraska Legislature passed legislation, effective March 8, 2012, to adopt the 2009 Food Code Recommendations of the United States Public Health Service, Food and Drug Administration. The Food Code is based on scientifically developed factors focusing on public health and the prevention of foodborne illness. *(See Appendix O – Dept. Ag Food Codes November 2014)*

Consumer Protection conducts evaluations of net quantity and pricing representations of packaged commodities and ensuring that marketing practices provide the ability to make price and quantity comparisons.

The Nebraska Department of Agriculture clearly states “No person shall operate an establishment without a valid permit which sets forth the types of operation occurring within the establishment.” An inspection was performed by Jeanene Canavino with the Department of Agriculture on June 19, 2015. *(See Appendix P - Dept. Ag Inspection Report.)*

10.1 General Findings

Risk factors are improper practices or procedures identified as the most prevalent contributing factors of food-borne illness or injury. Public health interventions are control measures to prevent food-borne illness or injury. Good Retail Practices are preventative measures to control the addition of pathogens, chemicals and physical objects into foods.

Areas identified as Not in Compliance are as follows:

1. Proper date marking and disposition (for potentially hazardous food time / temperature).
2. Consumer advisory provided for raw or undercooked foods.
3. Toxic substances properly identified, stored and used (Chemicals)
4. Plumbing installed; proper backflow devices (Physical Facilities)

11 SAFETY AND HEALTH – FIRE PREVENTION & PROTECTION

11.1 Codes & Standards

Disasters can occur anywhere, and they often occur when we least expect them. National Fire Protection Association (NFPA) codes and standards are there to provide us with ways to prevent their occurrence, manage their impact, and protect us. NFPA develops, publishes, and disseminates more than 300 consensus codes and standards intended to minimize the possibility and effects of fire and other risks. Virtually every building, process, service, design, and installation in society today is affected by NFPA documents. Our codes and standards, administered by more than 250 Technical Committees comprising approximately 8,000 volunteers, are adopted and used throughout the world.

The NFPA Standards Council oversees the Association's codes and standards development activities, administers the rules and regulations, and acts as an appeals body. Our standards development process is open and consensus-based process. That means anybody can participate and expect fair and equal treatment. This is because safety is everybody's business.

11.2 The value of Standards Development Organizations

Standards developed by NFPA and similar standards development organizations (SDOs) are "voluntary consensus standards," created through procedures accredited for their consensus decision-making, openness, balance of interests represented, and fairness by the American National Standards Institute (ANSI). Because of their credibility and reach, independent SDOs are able to attract thousands of volunteer experts to serve on their standards drafting committees.

11.3 What are SDOs?

SDOs are standards development organizations which work to formulate health and safety standards. The term "standard" includes a wide variety of technical works that prescribe rules, guidelines, best practices, specifications, test methods, design or installation procedures and the like. The size, scope and subject matter of standards varies widely, ranging from lengthy model building or electrical codes to narrowly scoped test methods or product specifications.

NFPA is by no means the only independent, public service organization that develops health and safety standards used by government. Many not-for-profit professional societies, testing organizations and other 501(c)(3) organizations also develop consensus-based health and safety standards for private and government use. NFPA is part of a small but significant group which serves the public through the creation of standards that promote reliability, interoperability and quality thus bringing economic and other societal benefits to the country.

11.4 Government use of private standards

The United States has a long tradition of government use of voluntary consensus standards to help further important public policy goals has been reflected, for more than 30 years, in express federal policy through Office of Management and Budget (OMB) Circular A-119 and in the National Technology Transfer and Advancement Act of 1995. Our organizations have been of key importance to the health, safety and environmental protection of our country in the private sector for more than 100 years, helping to make society and markets work better. Local, state and national governments have the option to use many types of private sector standards that have been developed by a wide variety of private entities. For more than a century, in areas that affect public health and safety, governments have turned to independent, public service SDOs such as NFPA.

11.5 General Findings

Ag Valley CO-OP located at 40827 Highway 6 ³/₄, Cambridge, NE 69022 – phone 800-762-1589 is responsible for supplying all unleaded fuel and propane to all buildings (commercial and residential) on Trail 1.

An Inspection was completed on September 25, 2015 by State Fire Marshal Greg Rasmussen of the unleaded fuel . Discrepancies were identified while he was on property with no written report submitted. See section 15 of this report “VIOLATIONS & CORRECTIVE ACTIONS BY – Lodge” section for discrepancy detail.

An Inspection was completed on September 24, 2015 by State Fire Marshal Michael Hoeft. (*See Appendix Q - Fire Marshal Inspection 09-24-15*). See section 15 of this report “VIOLATIONS & CORRECTIVE ACTIONS BY LOT#” for discrepancy detail.

12 SAFETY AND HEALTH INSPECTION (OSHA – LODGE)

12.1 Federal Government Workers OSHA's protection applies to all federal agencies.

Section 19 of the OSH Act makes federal agency heads responsible for providing safe and healthful working conditions for their workers. Although OSHA does not fine federal agencies, it does monitor these agencies and conducts federal workplace inspections in response to workers' reports of hazards. Federal agencies must have a safety and health program that meets the same standards as private employers.

12.1.1 Bureau of Reclamation Inspections

Since January 1, 2010 the Bureau of Reclamation has had 56 inspections with almost 200 violations identified. Violations cited have for NAICS 924120 are as follows:

Abrasive wheel machinery; Agency responsibilities; Arc welding and cutting; Asbestos; Design and construction requirements for exit routes; Duty to have fall protection; Emergency action plans; Equipment; Eye and face protection; Flammable and combustible liquids; Guarding floor and wall openings and holes; Guarding of portable powered tools; Hand and portable powered tools and equipment, general; Hazard Communication; Machine Guarding; Maintenance, safeguards, and operational features for exit routes; Mechanical power-transmission apparatus; Medical services and first aid; Motor vehicles; Occupational noise exposure; Oxygen-fuel gas welding and cutting; Permit-required confined spaces; Portable fire extinguishers; Portable wood ladders; Powered industrial trucks; Recordkeeping (OSHA 300 Log); Respiratory Protection; Sanitation; Slings; The control of hazardous energy (lockout/tagout); Training of employees and employee representatives; Training of supervisors; Wiring design and protection; Wiring methods, components, and equipment for general use and Woodworking machinery requirements.

Of the above items ACT was able to inspect parts of the Lodge and Cabins (the shop was locked). NOT all elements of OSHA compliance was inspected since access was limited. The following compliance regulations were inspected with findings detailed in section 15 of this report "VIOLATIONS & CORRECTIVE ACTIONS BY LOT#" under Lodge and Cabins for discrepancy detail. These are the element topics that were (in-part) inspected:

Design and construction requirements for exit routes **NO ISSUE;**

Guarding floor and wall openings and holes MULTIPLE ELECTRIC VIOLATIONS – 1910.23;

Hazard Communication MULTIPLE ELECTRIC VIOLATIONS – 1910.1200;

Maintenance, safeguards, and operational features for exit routes **NO ISSUE;**

Permit-required confined spaces MULTIPLE ELECTRIC VIOLATIONS – 1910.146;

Portable fire extinguishers MULTIPLE ELECTRIC VIOLATIONS – 1910.147;

Portable wood ladders MULTIPLE ELECTRIC VIOLATIONS – 1910.25;

The control of hazardous energy (lockout/tagout) MULTIPLE ELECTRIC VIOLATIONS 1910.;

and

Wiring design and protection MULTIPLE ELECTRIC VIOLATIONS – 1910.303 – 1910.305.

12.1.2 Bureau of Reclamation NAICS 924120

NAICS 924120 is defined as -Land, Mineral, Wildlife, and Forest Conservation

Government establishments primarily engaged in regulation, supervision and control of land use, including recreational areas; conservation and preservation of natural resources; control of wind and water erosion; and the administration and protection of publicly and privately owned forest lands, including pest control. Planning, management, regulation, and conservation of game, fish, and wildlife populations, including wildlife management areas and field stations; and other matters relating to the protection of fish, game, and wildlife are also classified here.

Examples of 924120 are as follows:

Conservation and stabilization agencies-government; Fish and wildlife conservation-government; Game and inland fish agencies-government; Land management agencies-government; Recreational program administration-government; Soil conservation services-government; Wildlife conservation agencies-government and Wind and water erosion control agencies-government.

12.2 Federal Government, State Government or their agents (Concessionaires) has the Duty to Comply

Section 5 of the OSH Act - General Duty Clause stipulates

(a) Each employer --

(1) shall furnish to each of his employees employment and a place of employment which are free from recognized hazards that are causing or are likely to cause death or serious physical harm to his employees;

(2) shall comply with occupational safety and health standards promulgated under this Act.

(b) Each employee shall comply with occupational safety and health standards and all rules, regulations, and orders issued pursuant to this Act which are applicable to his own actions and conduct

12.3 Area under OSHA Jurisdiction & Responsible Party – NE OSHA Office

The Responsible Party as defined by Occupation Safety and Health Administration, NE Office. Two items for consideration are what area of the Reservoir is under the Jurisdiction of OSHA and who is responsible.

12.3.1 Area under OSHA Jurisdiction

The areas under OSHA’s jurisdiction would be the buildings that are privately owned and operate as an industry / business that is NOT under the authority of another regulatory body. In this case, these buildings would be the Shop, Lodge and Cabins.

12.3.2 Responsible Party

The person(s) responsible would be the person(s) who has authority of the Shop, Lodge and Cabins. With these facilities being privately owned and operated as a business they are considered Private Businesses. If one or more parties that are not an “Employee”, and are contractually the authority, they will be the person responsible for violations and the subsequent violations and fines therein.

EXAMPLE 1: If the Concessionaire hires or employs an individual or group to operate one or more of the Shop, Lodge and Cabins, then the Concessionaire is responsible for following all applicable Federal laws.

EXAMPLE 2: If the Concessionaire has contracted with an individual or group to operate one or more of the Shop, Lodge and Cabins, then the individual or group (not the Concessionaire) is responsible for that business and are responsible for all following applicable Federal laws and are responsible for the subsequent violations and fines therein.

13 STRUCTURAL IMPROVEMENTS / MODIFICATIONS

As of Dec 7, 1999 the updated Zoning Resolution of Frontier County in the State of Nebraska for Frontier County went into effect. In pursuance of the authority conferred by Section **23-114.03** of Nebraska Statutes as amended, this resolution is enacted for the purpose of promoting the health, safety, convenience, order, prosperity and welfare of the present and future inhabitants of Frontier County and for implementing the Comprehensive Plan of the County. *(See Appendix R - Frontier County Zoning Resolution 1999)*

13.1 Article 2 – Application of Regulations (Applicability)

The following regulations in blue are Article 2 of Frontier County Zoning Resolution – 1999.

13.1.1 Article 2.1 General

The zoning regulations set forth by this resolution within each district shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, except as hereinafter provided.

13.1.2 Article 2.2 Zoning Affects Building and Use

No building, structure, or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, constructed, moved or structurally altered except in conformity with all of the zoning regulations herein specified for the district in which it is located. In each and every case, a zoning permit shall be required.

13.1.3 Article 2.3 Yard and Lot Reduction Prohibited

No yard or lot existing at the time of passage of this resolution shall be reduced by private action in dimension or area below the minimum requirements set herein. Yards or lots created after the effective date of this resolution shall meet the minimum requirements established by this resolution.

13.1.4 Article 2.4 Minimum Requirements

In their interpretation and application, the provisions of this resolution shall be held to be minimum requirements, adopted for the promotion of the public health, safety, morals or general welfare. Where applicable, Municipal, State or Federal standards which are more restrictive than those contained herein, the more restrictive standards shall apply.

13.1.5 Article 2.5 Nonconformities

Nonconformities; Intent. Nonconformities are of three types: nonconforming lots of record, nonconforming structures, and nonconforming uses.

2.51 NONCONFORMING LOTS OF RECORD: The Zoning Administrator may issue a Zoning Permit for any nonconforming lot of record provided that:

Said lot is shown by a recorded plat or deed to have been owned separately and individually from adjoining tracts of land at a time when the creation of a lot of such size and width at such location would not have been prohibited, and

Said lot has remained in separate and individual ownership from adjoining tracts of land continuously during the entire time that the creation of such lot has been prohibited by current zoning regulations.

2.52 NONCONFORMING STRUCTURES

Authority to Continue: Any structure which is devoted to a use which is permitted in the zoning district in which it is located, but which is located on a lot which does not comply with the use regulations and/or the applicable yard and height regulations may be continued, so long as it remains otherwise lawful.

Enlargement, Repair, Alterations: Any nonconforming structure may be enlarged, maintained, repaired, remodeled or rebuilt; provided, however, that no such enlargement, maintenance, repair or remodeling shall either create any additional nonconformity or increase the degree of existing nonconformity of all or any part of such structure.

Damage or Destruction: In the event any nonconforming nonresidential structure is damaged or destroyed, by any means, to the extent of more than 60 percent of its structural value, such structure shall not be restored unless it shall thereafter conform to the regulations for the zoning district in which it is located. When a structure is damaged to the extent of 60 percent or less, no repairs or restoration shall be made unless a zoning permit is obtained within six months, and restoration is actually begun one year after the date of such partial destruction and is diligently pursued to completion.

Moving: No nonconforming structure shall be moved in whole or in part of any distance whatsoever, to any other location on the same or any other lot unless the entire structure shall thereafter conform to the regulations of the zoning district in which it is located after being moved.

2.53 NONCONFORMING USES

Authority to Continue: Any lawfully existing nonconforming use of part or all of a structure or any lawfully existing nonconforming use of land, not involving a structure or only involving a structure which is accessory to such use or land, may be continued, so long as otherwise lawful.

Ordinary Repair and Maintenance:

- 1. Normal maintenance and incidental repair, or replacement, installation or relocation of nonbearing walls, nonbearing partitions, fixtures, wiring or plumbing, water and/or waste disposal systems, may be performed on any structure or system that is devoted in whole or in part to a nonconforming use.*

Nothing in these regulations shall be deemed to prevent the strengthening or restoring to a safe condition of a structure in accordance with an order of a public official who is charged with protecting the public safety who declares such structure to be unsafe and orders its restorations to a safe condition.

Extension: A nonconforming use shall not be extended, enlarged, or increased in intensity. Such prohibited activities shall include, without being limited to the extension of such use to any structure or land area other than that occupied by such nonconforming use on the effective date of these Regulations (or on the effective date of subsequent amendments hereto that cause such use to become nonconforming).

Enlargement: No structure that is devoted in whole or in part to a nonconforming use shall be enlarged or added to in any manner unless such structure and the use thereof shall thereafter conform to the regulations of the district in which it is located.

Damage or Destruction: In the event that any structure that is devoted in whole or in part to a nonconforming use is damaged to the extent of more than sixty (60) percent of its reasonable replacement value, the property repair or replacement shall conform to the zone in which it is located.

Moving: No structure that is devoted in whole or in part to a nonconforming use and nonconforming use of land shall be moved in whole or in part for any distance whatsoever, to any location on the same or any other lot, unless the entire structure and the use thereof or the use of land shall thereafter conform to all regulations of the zoning district in which it is located after being so moved.

Change in use: If no external structural alterations are made which will expand the area or change the dimensions of the existing structure, any nonconforming use of a structure, or structure and premises, may be changed to another nonconforming use provided that the governing body after receiving a recommendation from the Planning Commission, by making findings in the specific case, shall find that the proposed use is more appropriate to the district than the existing nonconforming use. More appropriate shall mean creating less traffic, noise, glare, odor or other characteristics of the proposed use. In permitting such change, the governing body may require appropriate conditions and safeguards to protect surrounding areas and properties. Once such use has changed, it may no longer be returned to the original use or any other less appropriate use.

Abandonment or Discontinuance: When a nonconforming use is discontinued or abandoned, for a period of twelve consecutive months, such use shall not thereafter be reestablished or resumed, and any subsequent use or occupancy of such land shall comply with the regulations of the zoning district in which such land is located.

Nonconforming Accessory Uses: No use which is accessory to a principal nonconforming use shall continue after such principal use shall cease or terminate.

13.2 Article 7 – Parking Regulations (Applicability)

13.2.1 Article 7.1 General Provision

- 1. All buildings and structures erected and all uses of land in all districts established after the effective date of this Ordinance shall provide accessory parking and loading facilities as required under this section.*

2. *All off-road parking spaces required by this Ordinance shall be located on the same lots as the use it serves.*
3. *Owners of two or more uses or parcels of land may agree to jointly utilize the same parking spaces provided that satisfactory legal evidence is presented in the form of deeds, leases, or contract documents to establish such a joint area of use.*
4. *All yard area including driveways, except the required front yard for residential uses may be used for off-road parking. Garages and driveways may be considered as off-road parking spaces.*
5. *A plan, drawn to scale, indicated how the off-road parking and loading requirements are to be met, shall accompany an application for a zoning permit. The plan shall show all elements necessary to indicate that the requirements are being fulfilled.*

13.2.2 Article 7.2 Off-Road Parking Requirements

At the time of construction, alteration or enlargement of a structure or building or change in the use of land, off-road parking spaces and loading areas shall be provided, constructed, and maintained for all uses as follows:

Use	Minimum Number of Parking Spaces
1 Residential Single family, two-family dwelling Multifamily Efficiency and one-bedroom Two-bedrooms Three or more bedrooms	1 per dwelling unit 1 per dwelling unit 1 1/2 per dwelling unit 2 per dwelling unit
2 Mobile Trailer Park	1 per trailer unit
3 Hotel and Motel	1 per rental unit plus 1 for every 4 employees
4 Hospitals, nursing homes, rest homes, or similar uses	1 for every 2 1/2 patient beds and 1 for each staff and employee on the largest shift
5 Places of public assembly such as auditoriums, theaters, stadiums, community halls, churches, etc.	1 for every four persons
6 Bowling Alley	2 for each individual lane or alley
7 Retails sales department stores, restaurants, taverns, grocery stores, etc.	1 per 200 square feet of floor area as determined by exterior wall dimensions
8 Professional office establishments determined by exterior wall dimensions	1 per 500 square feet of floor area as determined by exterior wall dimensions
9 Manufacturing, wholesale warehouse and similar uses	1 for every 2 employees on the largest working shift

13.2.3 Article 7.3 Off-Road Loading Requirements

At the time of construction, alteration or enlargement of any structure or building except residences and farms having an aggregate gross floor area of 500 square feet or more, off-street loading areas shall be provided and maintained for all uses as follows:

Number	Loading Area	Gross Floor Area
1	One 500 square feet	For every 5,000 to 20,000 square feet
2	One 500 square feet	For every 20,000 square feet or fraction thereof

13.3 Article 8 – Accessory Uses (Applicability)

Buildings and structures may be erected and land may be used for purposes which are clearly incidental to, and customarily and commonly associated with the main permitted use of the premises. Such accessory buildings and uses shall be so constructed, maintained and conducted as to not produce noise, vibration, concussion, dust, dirt, fly ash, odor, noxious gases, heat or glare which is injurious, damaging, unhealthful or disturbing to adjacent property, or the users thereof, and shall be on the premises of the main use.

13.3.1 Article 8.4 Yard Regulations

8.41 FRONT YARDS: The front yards heretofore established shall be adjusted in the following cases:

Where forty percent (40%) or more of the frontage on one side of a road between two intersecting roads is developed and the buildings on this side of a developed area have observed a front yard greater in depth than herein required, new buildings shall not be erected closer to the road than the average front yard so established by the existing buildings provided that no building shall be required to have a front yard setback of more than fifty (50) feet.

Where forty percent (40%) or more of the frontage on one side of a road between two intersecting roads is developed with buildings that have a front yard less than the required, new buildings shall not be erected closer to the road than the nearest building on the block.

8.42 STRUCTURAL PROJECTIONS: The ordinary projections of chimneys and flues, buttresses, eaves, overhangs, open-unenclosed steps or stoops up to 5' in height may extend into required yards for a distance of not more than two (2) feet in the required side yard and not more than five (5) feet in the required front yard.

13.4 Article 10 Administrative Provisions, Enforcement and Fees (Applicability)

13.4.1 Article 10.1 Enforcement

10.11 ZONING ADMINISTRATOR. This resolution shall be enforced and administered by a zoning administrator who shall be appointed by the County Board and who may be provided with the assistance of such other persons as the County Board may direct in order to carry out the following duties and responsibilities:

- 1 Approve and issue all zoning permits when compliance is made with this resolution.*
- 2 Conduct inspections of buildings, structures and uses of land to determine compliance with the provisions of this resolution.*
- 3 Receive, file and forward to the County Board of Zoning Adjustment the records in all appeals for variances.*

- 4 *Maintain permanent and current records of the Zoning Resolution including but not limited to, all zoning maps, amendments, special use permits, variances, appeals and applications thereof and records of hearings thereon.*
- 5 *Prepare and have available in book, pamphlet or map for each year.*
 - a. *The compiled text of the Zoning Resolution and amendments thereto, including all amendments adopted through the preceding December 31st.; and*
 - b. *A zoning map or maps, showing the zoning districts, divisions and classifications in effect on the preceding December 31st.*
- 6 *Whenever the Zoning Administrator shall find that any of the provisions of this resolution have been or are being violated, he/she shall notify in writing the person responsible for such violation, indicating the nature of the violation and ordering the action necessary to correct it. He/she may order discontinuance of illegal use of land, buildings or structures; removal of illegal buildings, structures or additions or alterations thereto; discontinuance of any illegal work being done; or take any other appropriate action authorized by this resolution to insure compliance with, or to prevent violation of, its provisions.*

13.4.2 Article 10.2 Zoning Permits

10.21 GENERAL. No building or other structure shall be erected, moved, added to, or structurally altered without a zoning permit first having been issued by the Zoning Administrator. No zoning permit shall be issued unless the proposed construction or use is in conformance with all of the provisions of this resolution and with all other applicable codes, regulations and laws of Frontier County and with all orders, and variances lawfully issued by the Board of Adjustment.

10.22 APPLICATION FOR ZONING PERMIT. All applications for a zoning permit shall be accompanied by a plot plan showing the location, ground area, height and bulk of all present and proposed structures, additions, parking areas and site improvements; the actual dimensions and shape of the lot lines; the uses to be built upon; the building lines in proposed structures or additions; and any other reasonable and pertinent information as may be required by the Zoning Administrator or the proper enforcement of this resolution.

10.23 APPROVAL OR DISAPPROVAL OF PERMIT. The Zoning Administrator shall examine all applications for zoning permits, including plans, specifications and documents filed therewith and shall either approve or disapprove such application within thirty (30) days of receipt of same. Upon approval and receipt of required fees, the Zoning Administrator shall promptly issue the zoning permit and shall affix his/her signature to the permit and the plans and mark the plans "Approved." Upon disapproval of the application, the Zoning Administrator shall refuse to issue the permit and shall state in writing on the plans the reasons for disapproval, affix his/her signature and mark the plans "Disapproved."

10.24 APPEAL FROM APPROVAL OR DISAPPROVAL. An appeal from approval or disapproval of any Application shall be made to the Board of Adjustment in writing within ten (10) days after the determination of the Zoning Administrator has been filed.

10.25 ZONING PERMITS. Zoning permits are required for all buildings and the use of land, both agricultural and non-agricultural.

13.5 General Findings

Multiple discrepancies were found during the audit. Based on the appearance of modifications we believe that most units have had some type of change since 1999. We identified that 13 homes requested approval from the Concessionaire and/or Nebraska Game and Parks Commission. Out of these 13 homes NONE received approval from Frontier County.

Lot #	Owner Name	Date submitted via fax/mail	Date submitted to NE Game and Parks	Denied	Approval Date	Decision By	Approval letter sent
2	Bob and Cindy McConville	6/17/2009	7/13/2009		9/1/2009	Jim Fuller	9/2/2009
8	Bill and Michele Witt	5/13/2008			8/5/2008	Jim Fuller	8/5/2008
13B	Rocky Stone	4/1/2008	4/3/2008				
13B	Rocky Stone	unknown	unknown	8/5/2008		Jim Fuller	8/5/2008
26	unknown	unknown	unknown		6/11/2009	Jim Fuller	6/11/2009
36	unknown	unknown	unknown	8/5/2008		Jim Fuller	8/5/2008
37	unknown	unknown	unknown		6/11/2009	Jim Fuller	6/11/2009
44	Jay Loar	8/6/2009	unknown		9/1/2009	Jim Fuller	9/2/2009
46	Fred and Heidi Pinkal	unknown	unknown		6/11/2009	Jim Fuller	6/11/2009
48	unknown	unknown	3/1/2010	unknown	unknown	Jim Fuller	3/1/2010
50	Gall	8/21/2006	unknown		8/22/2006	Jim Fuller	8/22/2006
50	Mark Hayes	4/23/2013	unknown		4/23/2013	Jim Fuller	unknown
50	CM	5/8/2013	unknown		5/15/2013	Jim Fuller	unknown
53	Jim Stevens	unknown	unknown		8/5/2008	Jim Fuller	8/5/2008
54	Davis	unknown	unknown	unknown	unknown	unknown	unknown
Dock	unknown	1/6/2006	1/2/2006		2/10/2006	Jim Fuller	2/10/2006

See section 15 of this report “VIOLATIONS & CORRECTIVE ACTIONS BY LOT#” with the specific discrepancy for individual locations.

14 TREE REMOVALS

Neither the state nor its capital city of Lincoln has any special regulations or rules regarding tree removal on private property. The following is a sample of “Tree Remove in the Shoreline” that is used by other communities. The Bureau may use none, some or all of the document to satisfy their desired outcome for tree removal.

14.1 Tree Removal in the Shoreline Policy

14.1.1 Clearing and Grading

A. Clearing and grading activities are allowed only if: (1) associated with an approved shoreline development; (2) conducted only landward of a required building setback from shorelines; and (3) disturbed areas not converted to another use within one year are replanted with native species. Replanted areas shall be maintained so that the vegetation is fully reestablished within three years of planting.

B. Normal nondestructive pruning and trimming of vegetation for maintenance purposes is not subject to these clearing and grading regulations. In addition, clearing by hand-held equipment of invasive nonnative shoreline vegetation or plants listed on the state noxious weed list is allowed, provided native vegetation is promptly reestablished in the disturbed area.

C. Tree removal permitted in a development approval is exempt from the regulations in this section.

D. Commercial timber harvest conducted in accordance with an approved forest practices permit is exempt from the regulations in this section.

14.1.2 Environmental Impacts

A. The location, design, construction, and management of all shoreline uses and activities must protect the quality and quantity of surface and ground water adjacent to the site and must adhere to the policies, standards, and regulations of applicable water quality management programs and related regulatory agencies.

B. Solid waste disposal and liquid waste treatment facilities are prohibited on shorelines. Solid and liquid wastes, biosolids, and untreated effluents shall not be allowed to enter any bodies of water or to be discharged onto land.

C. The release of oil, chemicals or hazardous materials onto land or into the water contrary to state or federal law is prohibited. Equipment for the transportation, storage, handling, or application of such materials in association with a lawful shoreline use must be maintained in a safe and leak-proof condition.

If there is evidence of leakage, the further use of such equipment shall be suspended until the deficiency has been satisfactorily corrected.

D. All shoreline uses and activities shall be located, designed, constructed, and managed in a manner that minimizes adverse impacts to surrounding land and water uses and must be aesthetically compatible with the affected area.

E. All shoreline uses and activities must utilize effective erosion control methods during construction and operation. Proposed methods must be included in the project description submitted with any permit application.

F. All shoreline uses and activities must be located, designed, constructed, and managed to avoid disturbance of and minimize adverse impacts to fish and wildlife resources, including spawning, nesting, rearing and habitat areas, and migratory routes.

G. All shoreline uses and activities must be located, designed, constructed, and managed to minimize interference with natural shoreline processes such as water circulation, sand and gravel movement, erosion, and accretion.

H. Land clearing, grading, filling, and alteration of natural drainage features and land forms must be designed to prevent maintenance problems or adverse impacts to adjacent properties or shoreline features.

I. All shoreline developments must be located, constructed, and operated so as not to be a hazard to public health and safety.

J. All shoreline uses and activities must be located and designed to minimize or prevent the need for shoreline defense and stabilization measures and flood protection works, such as bulkheads, other bank stabilization, landfills, levees, dikes, groins, jetties, or substantial site re-grades.

K. Herbicides and pesticides may not be applied to or allowed to directly enter water bodies or wetlands unless approved for such use by the appropriate agencies.

14.1.3 Vegetation Management

A. All shorelines shall be protected from degradation caused by the modification of the land surface within the shoreline area or the adjacent uplands.

B. Development on shorelines that have been identified as unstable or sensitive to erosion is not allowed unless the applicant demonstrates that the development is located a sufficient distance from the shoreline to prevent contributing to its instability.

C. Restoration of any shoreline that has been disturbed or degraded shall be done with native plant materials with a diversity and type similar to that which originally occurred on-site.

D. Commercial nursery stock used in the restoration of disturbed or degraded shorelines shall, at maturity, emulate the previously existing vegetation in size, structure, and diversity.

E. Beach enhancement is prohibited:

1. Within spawning, nesting, or breeding habitat;
2. Where littoral drift of the enhancement materials will adversely affect adjacent spawning grounds or other areas of biological significance;
3. If it will interfere with the normal public use of the navigable waters of the state; or
4. Where the activity is in support of a nonconforming use unless such activities are necessary to maintain shoreline stability and the natural ecology.

F. Aquatic weed control shall only occur when native plant communities and associated habitats are threatened or where an existing water dependent use is restricted by the presence of weeds. Aquatic weed control shall occur in compliance with all other applicable laws and standards.

G. The control of aquatic weeds by hand pulling, mechanical harvesting, or placement of aqua-screens, if proposed to maintain existing water depth for navigation, shall be considered normal maintenance and repair and therefore exempt from the requirement to obtain a shoreline substantial development permit.

H. The control of aquatic weeds by de-rooting, roto-vating, or other method which disturbs the bottom sediment or benthos shall be a substantial development unless it will maintain existing water depth for navigation in an area covered by a previous permit for such activity. In that case, it shall be considered normal maintenance and repair.

I. Use of herbicides to control aquatic weeds shall be prohibited except where no reasonable alternative exists and weed control complies with all state rules and regulations.

14.1.4 View Protection

A. Shoreline uses and activities must be designed and operated to avoid blocking or adversely interfering with visual access from public areas to the water and shorelines.

B. The vacation of public road ends and rights-of-way which provide visual access to the water and shoreline may be allowed only if the Bureau of Reclamation allows.

C. In providing visual access to the shoreline, the natural vegetation shall not be excessively removed either by clearing or by topping.

D. In order to limit interference with views from surrounding properties to the shoreline and adjoining waters, development on or over the water shall be constructed only as far seaward as necessary for the intended use.

E. Development on or over the water must be constructed of materials that are compatible in color with the surrounding area.

F. Visual shoreline access must be maintained, enhanced, and preserved on public road ends and rights-of-way.

14.1.5 Forrest Management

A. General Regulations.

1. When a logging project involves drilling, dredging, dumping, filling, removal of sand or gravel, bulkheading, or significant construction, all or part of which would be located within 200 feet of the ordinary high water mark, a substantial development permit is required.

2. No more than 30 percent of merchantable timber may be harvested within 200 feet of the ordinary high water mark within any 10-year period. Clear-cutting on shorelines shall not be permitted unless specifically allowed by the Bureau of Reclamation

3. All roads and trails must be fitted to the existing topography so that the need to alter natural features will be minimized. Steep or unstable areas, regulated wetlands, and natural drainage ways must be avoided.

5. Soil stabilization and water quality maintenance along seasonal waterways and other significant drainageways must be provided for by leaving buffer strips of ground vegetation and nonmerchantable timber along such watercourses. Where insufficient nonmerchantable timber

exists to maintain an effective buffer zone, an adequate fringe of merchantable timber must be left undisturbed. Where it is impractical to leave buffer strips of either merchantable or nonmerchantable timber along watercourses, a plan to reestablish adequate cover must be approved by the County.

6. Logging and log dumping is not permitted on or immediately above feeder bluffs.

7. Trees shall be felled, bucked, and limbed so that no part of any tree shall be deposited into or across any watercourse. If any timber or debris should enter the watercourse as a result of the logging activity, it shall be removed immediately in a manner which will disturb the watercourse as little as possible.

8. Timber harvesting is prohibited on slopes where significant erosion and sedimentation would be precipitated unless a plan for adequate and prompt erosion control and restoration is approved by the County.

9. All nonorganic waste materials resulting from the logging operations, such as grease and oil containers, and machine parts, must be disposed of in a proper off-site location immediately following termination of the harvesting operations. At no time may such waste materials be disposed of in watercourses or water bodies.

10. Timber harvest in areas of exposed bedrock along shorelines, and in other areas of high visual value and sensitivity, shall be avoided where possible.

14.2 General Findings

Trees are down all along the shoreline and have deposited into or near the river.






14.3 Recommendations


1. A plan (policy) should be developed for initial clean-up and then sustainable plans put into place for maintenance or emergency clean-up due to acts of Mother Nature or otherwise.
2. Remove any timber or debris that has entered the river that could otherwise danger people, boats and or species.

15 VIOLATIONS & CORRECTIVE ACTIONS BY LOT

LOT #1

LOT #1 INSPECTION FINDINGS

Lot #1 Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))	
	<p>Finding(s): Stairs are not in safe working condition and do not meet the basic requirements of the International Residential Code (IRC) or 1997 Uniform Building Code (UBC).</p> <hr/> <p>Action Required: The Stairs- Residential Building Code for the U.S. is a municipal regulation. Thus it varies by state and town. Some jurisdictions base their legislation on the 2012 International Residential Code (IRC). Other communities seem to be still using the 1997 Uniform Building Code (UBC). In all cases, each jurisdiction has amended the code to reflect local concerns. i.e. flooding or earthquake prone areas.</p> <ul style="list-style-type: none"> • Maximum overhang for nosing is somewhere between 1 ¼" & 1 ½". Some states legislate a minimum of ¾", including floor and landings. • Riser Height: Maximum of between 7 ¾" & 8 ¼" (some states regulate a minimum of 6") • Run: Minimum between 9-10" (not counting the part underneath the "nosing" of the tread above). With a note that runs of over 10 1/2" will usually require three balusters per tread to comply with the 4" maximum opening between spindles. • Stair Width: Minimum 36" with a stipulation allowing a wall mounted handrail to project from each side 3 ½" <p>Handrail: shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Height: 34" – 38" Continuity: Handrails shall be continuous for the full length of the stairs and handrails ends shall be returned or terminate in newel posts or safety terminals. Handrails shall have a space of not less than 1 ½" between a wall and the handrail.</p>

Lot #1 Electric Services Inspection	
	<p>Finding(s): "There are enough problems in and on every structure to necessitate hiring a licensed Electrical Contractor to inspect, correct, and bring the said facilities up to minimum code safety standards."</p> <hr/> <p>Action Required: Gary Lofton recommendation "is that since there are some issues with almost every service and or panel board in the facility, that each owner hire a licensed electrical contractor to do an inspection to whatever edition of the NEC, 2014 for example and then make corrections based on the contractors recommendations.</p> <p>Manufactured Home Site and Community Electrical Equipment and Installations. Sites and communities provided with electrical service shall have all electrical equipment and installations designed, constructed, and maintained in accordance with the applicable provisions of NFPA 70, National Electrical Code®. NFPA 501A sec 5.1</p>

Lot #1 Environmental – Wastewater (Residential & Toilets / Sewage)



Finding(s):

- The sewage treatment systems for the trailers are largely an unknown entity as to where they exist and sizing. Believed to be a failed system.
- Capped inlet/outlet device is not secured. Capped inlet/outlet device is damaged.

Action Required:

Each septic tank shall have an inspection pipe at least six inches in diameter over both the inlet and outlet devices. The inspection pipe shall extend to or above the ground surface and be capped flush or above finished grade. The inspection pipe cap shall be properly secured to prevent unwarranted access. Flexible hosing needs to be replaced with water tight and air tight service connections of Schedule 40 PVC hard pipe to prevent the potential of flexible hoses tearing and leaking. Should future improvements be necessary to any of these systems they will be expected to comply with NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems.

Lot #1 Environmental – Water Supply



Finding(s):




- Leaking distribution piping.
- Leaking yard hydrant.
- Ridged yard hydrant.
- Distribution piping.
- Cross-Connection.
- Water hoses are not to be used for distribution of water to trailer.
- Hook up from service riser to trailer needs to be flexible metal hook up.

Action Required:



All areas of 179 NAC must be followed for Chapter 21 Operation And Maintenance Of Transient Non-Community Public Water Systems



Lot #1 Environmental Assessment

	<p>Finding(s): Household Hazardous material can be highly hazardous to occupant safety. Material should be stored as directed by the manufacturer. Containers should always be labeled for the material that is inside the container for safety. When material is no longer being used it should be disposed of properly.</p>
	<p>Action Required: Nebraska's Household Hazardous Waste Program has several dates / locations for home owners to dispose of unwanted material. The most common material that is accepted is as follows:</p>
	<p>LAWN & GARDEN</p>
	<p>Lighter fluid/Torch fuel; Pesticides; Insecticides; Flea/tick products; Herbicides; Insect Sprays; Small propane cylinders (for camping) and Pool chemicals</p>
	<p>AUTOMOTIVE</p>
	<p>Power steering fluid; Transmission Fluid; Mixed gasoline; Grease removers; Old gasoline; Brake Fluid and Upholstery cleaners</p>
	<p>HOME IMPROVEMENT</p>
	<p>Oil-based stains; Adhesives; Paint thinner; Oil-based paint; Turpentine Furniture stripper and Wood preservatives</p>
	<p>HOUSEHOLD</p>
	<p>Spot removers; Bleach Cleaners; Fluorescent tubes; Compact bulbs (CFLs)</p>
	<p>Mothballs; Solvent-based polishes; Drain/Oven Cleaners; Small capacitors</p>
	<p>Glues and Mercury thermometers & thermostats</p>

Lot #1 Safety and Health – Fire Prevention & Protection

	<p>Finding(s):</p> <ul style="list-style-type: none"> • Flammable liquids, gases, or liquid or gas fuel-powered equipment being stored under homes. • Cylinders not on firm foundation and not properly secured. • Cylinders are not stored in proper proximity as prescribed by NFPA 58 • Fire hazards such as dry brush, leaves, weeds, and other combustible material are present that can contribute to the spread of a fire. • Life safety code is not being followed. • Reasonable access is not available for Emergency Personnel
	<p>Action Required:</p> <ol style="list-style-type: none"> 1. The space under manufactured homes and accessory buildings and structures shall not be used for the storage of combustible materials or for the storage or placement therein of flammable liquids, gases, or liquid or gas fuel-powered equipment. NFPA 501A sec 6.3.6.1 2. Installation of Cylinders. Cylinders shall be installed only above ground and shall be set upon a firm foundation or be otherwise firmly secured. Flexibility shall be provided in the connecting piping. The requirements of 3.2.17 shall apply. NFPA 58 sec 3.2.5 3. Containers installed outside of buildings, whether of the portable type replaced on a cylinder exchange basis or permanently installed and refilled at the installation, shall be located with respect to the adjacent containers, important building, group of buildings, or line of adjoining property that can be built upon, in accordance with Tables 3.2.2.2, 3.2.2.4, and 3.2.2.6(f) and the following:



A. Cylinders installed alongside of buildings shall be located and installed so that the discharge from the cylinder pressure relief device is at least 3 ft (1 m) horizontally away from any building opening that is below the level of such discharge. The discharge from cylinder pressure relief devices shall be located not less than 5 ft (1.5 m) in any direction away from any exterior source of ignition, openings into direct-vent (sealed combustion system) appliances, or mechanical ventilation air intakes.

B. Cylinders shall not be located and installed underneath any building unless the space is open to the atmosphere for 50 percent of its perimeter or more.

C. The distance measured horizontally from the point of discharge of a container pressure relief valve to any building opening below the level of such discharge shall be in accordance with Table 3.2.2.2(d).

D. The distance from any of the following, measured in any direction, shall be in accordance with Table 3.2.2.2(d):

- 1) From the point of discharge of a container pressure relief valve
- 2) The vent of a fixed maximum liquid level gauge on a container
- 3) The installed location of the filling connection of a container to any of the following:
 - a. Exterior source of ignition
 - b. Openings into direct-vent (sealed combustion system) appliances
 - c. Mechanical ventilation air intakes NFPA 58 sec 3.2.2.2

4. All areas and individual sites within the manufactured home community shall be maintained so as to be free of dry brush, leaves, weeds, and other debris that could contribute to the spread of fire within the site or community. NFPA 501A sec 6.3.3

5. General. Responsibility for life safety and fire safety within manufactured home communities shall be that of the owners and operators of the community. NFPA 501A sec 6.1

6. Arrangement of manufactured homes and accessory buildings or structures on the site shall not restrict reasonable access to the site by emergency personnel. NFPA 501A sec 6.1.1.1

The site plan shall include, but not be limited to, the following information:

- | | |
|------------------|--|
| (a) Street names | (b) Site separation lines |
| (c) Site numbers | (d) Water supplies for fire protection personnel |
| (e) Fire alarms | (f) Utility disconnects NFPA 501A sec 6.1.1.3 |

7. Each street name in the manufactured home community shall be clearly marked with signs, and each manufactured home site shall be marked for identification in a uniform manner that is clearly visible from the street serving the site. NFPA 501A sec 6.1.2

Lot #1 Structural Improvement / Modifications



Finding(s):

- Homes do not meet the minimum requirement for distance or 1-hour fire resistance rating.
- Some egress windows and doors are blocked (or boarded).
- Accessory buildings built with non-combustible material do not meet the 3 ft adjacent distance.
- Accessory buildings built with combustible material do not meet the 5 ft adjacent distance.

Action Required:

- No portion of a manufactured home, excluding the tongue, shall be located closer than 3 m (10 ft) side to side, 2.4 m (8 ft) end to side, or 1.8 m (6 ft) end to end horizontally from any other manufactured home or community building unless the exposed composite walls and roof of either structure are without openings and constructed of materials that will provide a 1-hour fire resistance rating or the structures are separated by a 1-hour fire-rated barrier. (See 6.4.1.) NFPA 501A sec 6.2.1.1
- All manufactured homes, accessory buildings, structures, and community buildings shall be located and maintained in such a manner that required egress windows or doors are not blocked. NFPA 501A sec 6.2.3.5
- Accessory buildings or structures shall be permitted to be located immediately adjacent to a site line when constructed entirely of materials that do not support combustion and provided that such buildings or structures are not less than 0.9m(3 ft) from an accessory building or structure on an adjacent site. NFPA 501A sec 6.4.1.1 EXAMPLE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.
- An accessory building or structure constructed of combustible materials shall be located no closer than 1.5 m (5 ft) from the site line of an adjoining site. NFPA 501A sec 6.4.1.2

NOTE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.

- Numerous violations were identified that don't meet the 1999 Zoning Resolution of Frontier County. See Section 13 for Frontier County Codes and then cross reference with the Site Modification / Correspondence Section for the Lot #.

LOT #1 COUNTY ASSESSOR INFORMATION

LOT #2

LOT #2 INSPECTION FINDINGS

Lot #2 Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))



Finding(s):
Stairs are not in safe working condition and do not meet the basic requirements of the International Residential Code (IRC) or 1997 Uniform Building Code (UBC).

Action Required:
The Stairs- Residential Building Code for the U.S. is a municipal regulation. Thus it varies by state and town. Some jurisdictions base their legislation on the 2012 International Residential Code (IRC). Other communities seem to be still using the 1997 Uniform Building Code (UBC). In all cases, each jurisdiction has amended the code to reflect local concerns.. i.e. flooding or earthquake prone areas.

- Maximum overhang for nosing is somewhere between 1 ¼" & 1 ½". Some states legislate a minimum of ¾", including floor and landings.
- Riser Height: Maximum of between 7 ¾" & 8 ¼" (some states regulate a minimum of 6")
- Run: Minimum between 9-10" (not counting the part underneath the "nosing" of the tread above). With a note that runs of over 10 1/2" will usually require three balusters per tread to comply with the 4" maximum opening between spindles.
- Stair Width: Minimum 36" with a stipulation allowing a wall mounted handrail to project from each side 3 ½"

Handrail: shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Height: 34" – 38" Continuity: Handrails shall be continuous for the full length of the stairs and handrails ends shall be returned or terminate in newel posts or safety terminals. Handrails shall have a space of not less than 1 ½" between a wall and the handrail.

Lot #2 Electric Services Inspection



Finding(s):
"There are enough problems in and on every structure to necessitate hiring a licensed Electrical Contractor to inspect, correct, and bring the said facilities up to minimum code safety standards."


Action Required:
Gary Lofton recommendation "is that since there are some issues with almost every service and or panel board in the facility, that **each owner hire a licensed electrical** contractor to do an inspection to whatever edition of the NEC, 2014 for example and then make corrections based on the contractors recommendations.

Manufactured Home Site and Community Electrical Equipment and Installations. Sites and communities provided with electrical service shall have all electrical equipment and installations designed, constructed, and maintained in accordance with the applicable provisions of NFPA 70, National Electrical Code®. NFPA 501A sec 5.1


Lot #2 Environmental – Wastewater (Residential & Toilets / Sewage)

<p>No Picture Access</p>	<p>Finding(s):</p> <ul style="list-style-type: none"> The sewage treatment systems for the trailers are largely an unknown entity as to where they exist and sizing. Believed to be a failed system. <p>Action Required:</p> <p>Each septic tank shall have an inspection pipe at least six inches in diameter over both the inlet and outlet devices. The inspection pipe shall extend to or above the ground surface and be capped flush or above finished grade. The inspection pipe cap shall be properly secured to prevent unwarranted access. Flexible hosing needs to be replaced with water tight and air tight service connections of Schedule 40 PVC hard pipe to prevent the potential of flexible hoses tearing and leaking. Any surface discharge of household waste water is illegal according to NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems. Should future improvements be necessary to any of these systems they will be expected to comply with NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems.</p>
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Lot #2 Environmental – Water Supply

	<p>Finding(s):</p> <ul style="list-style-type: none"> Leaking distribution piping. Distribution piping. Water hoses are not to be used for distribution of water to trailer. <p>Action Required:</p> <p>All areas of 179 NAC must be followed for Chapter 21 Operation And Maintenance Of Transient Non-Community Public Water Systems</p>
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Lot #2 Environmental Assessment

	<p>Finding(s):</p> <p>Household Hazardous material can be highly hazardous to occupant safety. Material should be stored as directed by the manufacturer. Containers should always be labeled for the material that is inside the container for safety. When material is no longer being used it should be disposed of properly.</p> <p>Action Required:</p> <p>Nebraska’s Household Hazardous Waste Program has several dates / locations for home owners to dispose of unwanted material. The most common material that is accepted is as follows:</p> <p>LAWN & GARDEN Lighter fluid/Torch fuel; Pesticides; Insecticides; Flea/tick products; Herbicides; Insect Sprays; Small propane cylinders (for camping) and Pool chemicals</p> <p>AUTOMOTIVE Power steering fluid; Transmission Fluid; Mixed gasoline; Grease removers; Old gasoline; Brake Fluid and Upholstery cleaners</p> <p>HOME IMPROVEMENT Oil-based stains; Adhesives; Paint thinner; Oil-based paint; Turpentine; Furniture stripper and Wood preservatives</p> <p>HOUSEHOLD Spot removers; Bleach Cleaners; Fluorescent tubes; Compact bulbs (CFLs); Mothballs; Solvent-based polishes;</p>
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	Drain/Oven Cleaners; Small capacitors; Glues and Mercury thermometers & thermostats
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Lot #2 Safety and Health – Fire Prevention & Protection

	<p>Finding(s):</p> <ul style="list-style-type: none"> • Flammable liquids, gases, or liquid or gas fuel-powered equipment being stored under homes. • Cylinders not on firm foundation and not properly secured. • Cylinders are not stored in proper proximity as prescribed by NFPA 58 • Fire hazards such as dry brush, leaves, weeds, and other combustible material are present that can contribute to the spread of a fire. • Life safety code is not being followed. • Reasonable access is not available for Emergency Personnel
	<p>Action Required:</p> <ol style="list-style-type: none"> 1. The space under manufactured homes and accessory buildings and structures shall not be used for the storage of combustible materials or for the storage or placement therein of flammable liquids, gases, or liquid or gas fuel-powered equipment. NFPA 501A sec 6.3.6.1 2. Installation of Cylinders. Cylinders shall be installed only above ground and shall be set upon a firm foundation or be otherwise firmly secured. Flexibility shall be provided in the connecting piping. The requirements of 3.2.17 shall apply. NFPA 58 sec 3.2.5 3. Containers installed outside of buildings, whether of the portable type replaced on a cylinder exchange basis or permanently installed and refilled at the installation, shall be located with respect to the adjacent containers, important building, group of buildings, or line of adjoining property that can be built upon, in accordance with Tables 3.2.2.2, 3.2.2.4, and 3.2.2.6(f) and the following: <ol style="list-style-type: none"> A. Cylinders installed alongside of buildings shall be located and installed so that the discharge from the cylinder pressure relief device is at least 3 ft (1 m) horizontally away from any building opening that is below the level of such discharge. The discharge from cylinder pressure relief devices shall be located not less than 5 ft (1.5 m) in any direction away from any exterior source of ignition, openings into direct-vent (sealed combustion system) appliances, or mechanical ventilation air intakes. B. Cylinders shall not be located and installed underneath any building unless the space is open to the atmosphere for 50 percent of its perimeter or more. C. The distance measured horizontally from the point of discharge of a container pressure relief valve to any building opening below the level of such discharge shall be in accordance with Table 3.2.2.2(d). D. The distance from any of the following, measured in any direction, shall be in accordance with Table 3.2.2.2(d): <ol style="list-style-type: none"> 1) From the point of discharge of a container pressure relief valve 2) The vent of a fixed maximum liquid level gauge on a container 3) The installed location of the filling connection of a container to any of the following: <ol style="list-style-type: none"> a. Exterior source of ignition b. Openings into direct-vent (sealed combustion system) appliances c. Mechanical ventilation air intakes NFPA 58 sec 3.2.2.2 4. All areas and individual sites within the manufactured home community shall be maintained so as to be

	<p>free of dry brush, leaves, weeds, and other debris that could contribute to the spread of fire within the site or community. NFPA 501A sec 6.3.3</p> <p>5. General. Responsibility for life safety and fire safety within manufactured home communities shall be that of the owners and operators of the community. NFPA 501A sec 6.1</p> <p>6. Arrangement of manufactured homes and accessory buildings or structures on the site shall not restrict reasonable access to the site by emergency personnel. NFPA 501A sec 6.1.1.1</p> <p>The site plan shall include, but not be limited to, the following information:</p> <table border="0"> <tr> <td>(a) Street names</td> <td>(b) Site separation lines</td> </tr> <tr> <td>(c) Site numbers</td> <td>(d) Water supplies for fire protection personnel</td> </tr> <tr> <td>(e) Fire alarms</td> <td>(f) Utility disconnects NFPA 501A sec 6.1.1.3</td> </tr> </table> <p>7. Each street name in the manufactured home community shall be clearly marked with signs, and each manufactured home site shall be marked for identification in a uniform manner that is clearly visible from the street serving the site. NFPA 501A sec 6.1.2</p>	(a) Street names	(b) Site separation lines	(c) Site numbers	(d) Water supplies for fire protection personnel	(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3
(a) Street names	(b) Site separation lines						
(c) Site numbers	(d) Water supplies for fire protection personnel						
(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3						

Lot #2 Structural Improvement / Modifications

	<p>Finding(s):</p> <ul style="list-style-type: none"> Homes do not meet the minimum requirement for distance or 1-hour fire resistance rating. Some egress windows and doors are blocked (or boarded). Accessory buildings built with non-combustible material do not meet the 3 ft adjacent distance. Accessory buildings built with combustible material do not meet the 5 ft adjacent distance. <p>Action Required:</p> <ul style="list-style-type: none"> No portion of a manufactured home, excluding the tongue, shall be located closer than 3 m (10 ft) side to side, 2.4 m (8 ft) end to side, or 1.8 m (6 ft) end to end horizontally from any other manufactured home or community building unless the exposed composite walls and roof of either structure are without openings and constructed of materials that will provide a 1-hour fire resistance rating or the structures are separated by a 1-hour fire-rated barrier. (See 6.4.1.) NFPA 501A sec 6.2.1.1 All manufactured homes, accessory buildings, structures, and community buildings shall be located and maintained in such a manner that required egress windows or doors are not blocked. NFPA 501A sec 6.2.3.5 Accessory buildings or structures shall be permitted to be located immediately adjacent to a site line when constructed entirely of materials that do not support combustion and provided that such buildings or structures are not less than 0.9m(3 ft) from an accessory building or structure on an adjacent site. NFPA 501A sec 6.4.1.1 EXAMPLE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches. An accessory building or structure constructed of combustible materials shall be located no closer than 1.5 m (5 ft) from the site line of an adjoining site. NFPA 501A sec 6.4.1.2 <p>NOTE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.</p> <ul style="list-style-type: none"> Numerous violations were identified that don't meet the 1999 Zoning Resolution of Frontier County. See Section 13 for Frontier County Codes and then cross reference with the Site Modification / Correspondence Section for the Lot #.
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LOT #2 COUNTY ASSESSOR INFORMATION

LOT #2 SITE MODIFICATION / CORRESPONDENCE

LOT #3

LOT #3 INSPECTION FINDINGS

Lot #3 Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))	
NA	<p>Finding(s): No Findings</p> <p>Action Required: NA</p>

Lot #3 Electric Services Inspection	
    	<p>Finding(s): "There are enough problems in and on every structure to necessitate hiring a licensed Electrical Contractor to inspect, correct, and bring the said facilities up to minimum code safety standards."</p> <p>Action Required: Gary Lofton recommendation "is that since there are some issues with almost every service and or panel board in the facility, that each owner hire a licensed electrical contractor to do an inspection to whatever edition of the NEC, 2014 for example and then make corrections based on the contractors recommendations.</p> <p>Manufactured Home Site and Community Electrical Equipment and Installations. Sites and communities provided with electrical service shall have all electrical equipment and installations designed, constructed, and maintained in accordance with the applicable provisions of NFPA 70, National Electrical Code®. NFPA 501A sec 5.1</p>

Lot #3 Environmental – Wastewater (Residential & Toilets / Sewage)



Finding(s):

- The sewage treatment systems for the trailers are largely an unknown entity as to where they exist and sizing. Believed to be a failed system.
- Capped inlet/outlet device is not secured. Capped inlet/outlet device is damaged.



Action Required:

Each septic tank shall have an inspection pipe at least six inches in diameter over both the inlet and outlet devices. The inspection pipe shall extend to or above the ground surface and be capped flush or above finished grade. The inspection pipe cap shall be properly secured to prevent unwarranted access. Flexible hosing needs to be replaced with water tight and air tight service connections of Schedule 40 PVC hard pipe to prevent the potential of flexible hoses tearing and leaking. Any surface discharge of household waste water is illegal according to NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems. Should future improvements be necessary to any of these systems they will be expected to comply with NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems.

Lot #3 Environmental – Water Supply



Finding(s):

- Leaking distribution piping.
- Leaking yard hydrant.
- Ridged yard hydrant.
- Distribution piping.
- Cross-Connection.
- Water hoses are not to be used for distribution of water to trailer.
- Hook up from service riser to trailer needs to be flexible metal hook up.





Action Required:


All areas of 179 NAC must be followed for Chapter 21 Operation And Maintenance Of Transient Non-Community Public Water Systems



Lot #3 Environmental Assessment

	<p>Finding(s):</p> <p>Household Hazardous material can be highly hazardous to occupant safety. Material should be stored as directed by the manufacturer. Containers should always be labeled for the material that is inside the container for safety. When material is no longer being used it should be disposed of properly.</p>
	<p>Action Required:</p> <p>Nebraska's Household Hazardous Waste Program has several dates / locations for home owners to dispose of unwanted material. The most common material that is accepted is as follows:</p> <p>LAWN & GARDEN Lighter fluid/Torch fuel; Pesticides; Insecticides; Flea/tick products; Herbicides; Insect Sprays; Small propane cylinders (for camping) and Pool chemicals</p> <p>AUTOMOTIVE Power steering fluid; Transmission Fluid; Mixed gasoline; Grease removers; Old gasoline; Brake Fluid and Upholstery cleaners</p> <p>HOME IMPROVEMENT Oil-based stains; Adhesives; Paint thinner; Oil-based paint; Turpentine; Furniture stripper and Wood preservatives</p> <p>HOUSEHOLD Spot removers; Bleach Cleaners; Fluorescent tubes; Compact bulbs (CFLs); Mothballs; Solvent-based polishes; Drain/Oven Cleaners; Small capacitors; Glues and Mercury thermometers & thermostats</p>

Lot #3 Safety and Health – Fire Prevention & Protection

	<p>Finding(s):</p> <ul style="list-style-type: none"> • Flammable liquids, gases, or liquid or gas fuel-powered equipment being stored under homes. • Cylinders not on firm foundation and not properly secured. • Cylinders are not stored in proper proximity as prescribed by NFPA 58 • Fire hazards such as dry brush, leaves, weeds, and other combustible material are present that can contribute to the spread of a fire. • Life safety code is not being followed. • Reasonable access is not available for Emergency Personnel
	<p>Action Required:</p> <ol style="list-style-type: none"> 1. The space under manufactured homes and accessory buildings and structures shall not be used for the storage of combustible materials or for the storage or placement therein of flammable liquids, gases, or liquid or gas fuel-powered equipment. NFPA 501A sec 6.3.6.1 2. Installation of Cylinders. Cylinders shall be installed only above ground and shall be set upon a firm foundation or be otherwise firmly secured. Flexibility shall be provided in the connecting piping. The requirements of 3.2.17 shall apply. NFPA 58 sec 3.2.5 3. Containers installed outside of buildings, whether of the portable type replaced on a cylinder exchange basis or permanently installed and refilled at the installation, shall be located with respect to the adjacent containers, important building, group of buildings, or line of adjoining property that can be built upon, in accordance with Tables 3.2.2.2, 3.2.2.4, and 3.2.2.6(f) and the following: <ul style="list-style-type: none"> A. Cylinders installed alongside of buildings shall be located and installed so that the discharge from the cylinder pressure relief device is at least 3 ft (1 m) horizontally away from any building opening that is below the level of such discharge. The discharge from cylinder pressure relief devices shall be located not less than 5 ft (1.5 m) in any direction away from any exterior source of ignition, openings into direct-vent (sealed combustion system) appliances, or mechanical ventilation air intakes.

B. Cylinders shall not be located and installed underneath any building unless the space is open to the atmosphere for 50 percent of its perimeter or more.

C. The distance measured horizontally from the point of discharge of a container pressure relief valve to any building opening below the level of such discharge shall be in accordance with Table 3.2.2.2(d).

D. The distance from any of the following, measured in any direction, shall be in accordance with Table 3.2.2.2(d):

- 1) From the point of discharge of a container pressure relief valve
- 2) The vent of a fixed maximum liquid level gauge on a container
- 3) The installed location of the filling connection of a container to any of the following:
 - a. Exterior source of ignition
 - b. Openings into direct-vent (sealed combustion system) appliances
 - c. Mechanical ventilation air intakes NFPA 58 sec 3.2.2.2

4. All areas and individual sites within the manufactured home community shall be maintained so as to be free of dry brush, leaves, weeds, and other debris that could contribute to the spread of fire within the site or community. NFPA 501A sec 6.3.3

5. General. Responsibility for life safety and fire safety within manufactured home communities shall be that of the owners and operators of the community. NFPA 501A sec 6.1

6. Arrangement of manufactured homes and accessory buildings or structures on the site shall not restrict reasonable access to the site by emergency personnel. NFPA 501A sec 6.1.1.1

The site plan shall include, but not be limited to, the following information:

- | | |
|------------------|--|
| (a) Street names | (b) Site separation lines |
| (c) Site numbers | (d) Water supplies for fire protection personnel |
| (e) Fire alarms | (f) Utility disconnects NFPA 501A sec 6.1.1.3 |

7. Each street name in the manufactured home community shall be clearly marked with signs, and each manufactured home site shall be marked for identification in a uniform manner that is clearly visible from the street serving the site. NFPA 501A sec 6.1.2

Lot #3 Structural Improvement / Modifications



Finding(s):

- Homes do not meet the minimum requirement for distance or 1-hour fire resistance rating.
- Some egress windows and doors are blocked (or boarded).
- Accessory buildings built with non-combustible material do not meet the 3 ft adjacent distance.
- Accessory buildings built with combustible material do not meet the 5 ft adjacent distance.

Action Required:

- No portion of a manufactured home, excluding the tongue, shall be located closer than 3 m (10 ft) side to side, 2.4 m (8 ft) end to side, or 1.8 m (6 ft) end to end horizontally from any other manufactured home or community building unless the exposed composite walls and roof of either structure are without openings and constructed of materials that will provide a 1-hour fire resistance rating or the structures are separated by a 1-hour fire-rated barrier. (See 6.4.1.) NFPA 501A sec 6.2.1.1
- All manufactured homes, accessory buildings, structures, and community buildings shall be located and maintained in such a manner that required egress windows or doors are not blocked. NFPA 501A sec 6.2.3.5
- Accessory buildings or structures shall be permitted to be located immediately adjacent to a site line when constructed entirely of materials that do not support combustion and provided that such buildings or structures are not less than 0.9m(3 ft) from an accessory building or structure on an adjacent site. NFPA 501A sec 6.4.1.1 EXAMPLE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.
- An accessory building or structure constructed of combustible materials shall be located no closer than 1.5 m (5 ft) from the site line of an adjoining site. NFPA 501A sec 6.4.1.2

NOTE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.

- Numerous violations were identified that don't meet the 1999 Zoning Resolution of Frontier County. See Section 13 for Frontier County Codes and then cross reference with the Site Modification / Correspondence Section for the Lot #.


Finding(s):





- Homes do not meet the minimum requirement for distance or 1-hour fire resistance rating.
- Some egress windows and doors are blocked (or boarded).
- Accessory buildings built with non-combustible material do not meet the 3 ft adjacent distance.
- Accessory buildings built with combustible material do not meet the 5 ft adjacent distance.

LOT #3 COUNTY ASSESSOR INFORMATION


LOT #4

LOT #4 INSPECTION FINDINGS




Lot #4 Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))	
	<p>Finding(s): Stairs are not in safe working condition and do not meet the basic requirements of the International Residential Code (IRC) or 1997 Uniform Building Code (UBC).</p> <hr/> <p>Action Required: The Stairs- Residential Building Code for the U.S. is a municipal regulation. Thus it varies by state and town. Some jurisdictions base their legislation on the 2012 International Residential Code (IRC). Other communities seem to be still using the 1997 Uniform Building Code (UBC). In all cases, each jurisdiction has amended the code to reflect local concerns.. i.e. flooding or earthquake prone areas.</p> <ul style="list-style-type: none"> • Maximum overhang for nosing is somewhere between 1 ¼" & 1 ½". Some states legislate a minimum of ¾", including floor and landings. • Riser Height: Maximum of between 7 ¾" & 8 ¼" (some states regulate a minimum of 6") • Run: Minimum between 9-10" (not counting the part underneath the "nosing" of the tread above). With a note that runs of over 10 1/2" will usually require three balusters per tread to comply with the 4" maximum opening between spindles. • Stair Width: Minimum 36" with a stipulation allowing a wall mounted handrail to project from each side 3 ½" <p>Handrail: shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Height: 34" – 38" Continuity: Handrails shall be continuous for the full length of the stairs and handrails ends shall be returned or terminate in newel posts or safety terminals. Handrails shall have a space of not less than 1 ½" between a wall and the handrail.</p>

Lot #4 Electric Services Inspection	
   	<p>Finding(s): "There are enough problems in and on every structure to necessitate hiring a licensed Electrical Contractor to inspect, correct, and bring the said facilities up to minimum code safety standards."</p> <hr/> <p>Action Required: Gary Lofton recommendation "is that since there are some issues with almost every service and or panel board in the facility, that <u>each owner hire a licensed electrical</u> contractor to do an inspection to whatever edition of the NEC, 2014 for example and then make corrections based on the contractors recommendations.</p> <p>Manufactured Home Site and Community Electrical Equipment and Installations. Sites and communities provided with electrical service shall have all electrical equipment and installations designed, constructed, and maintained in accordance with the applicable provisions of NFPA 70, National Electrical Code®. NFPA 501A sec 5.1</p>

Lot #4 Environmental – Wastewater (Residential & Toilets / Sewage)

	<p>Finding(s):</p> <ul style="list-style-type: none"> The sewage treatment systems for the trailers are largely an unknown entity as to where they exist and sizing. Believed to be a failed system.
<p>Action Required:</p> <p>Each septic tank shall have an inspection pipe at least six inches in diameter over both the inlet and outlet devices. The inspection pipe shall extend to or above the ground surface and be capped flush or above finished grade. The inspection pipe cap shall be properly secured to prevent unwarranted access. Flexible hosing needs to be replaced with water tight and air tight service connections of Schedule 40 PVC hard pipe to prevent the potential of flexible hoses tearing and leaking. Any surface discharge of household waste water is illegal according to NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems. Should future improvements be necessary to any of these systems they will be expected to comply with NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems.</p>	


Lot #4 Environmental – Water Supply

	<p>Finding(s):</p> <ul style="list-style-type: none"> Leaking distribution piping. Leaking yard hydrant. Distribution piping. Cross-Connection. Water hoses are not to be used for distribution of water to trailer. Hook up from service riser to trailer needs to be flexible metal hook up.
<p>Action Required:</p> <p>All areas of 179 NAC must be followed for Chapter 21 Operation And Maintenance Of Transient Non-Community Public Water Systems</p>	
	

Lot #4 Environmental Assessment

<p>NA</p>	<p>Finding(s): No Findings</p> <p>Action Required: NA</p>
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Lot #4 Safety and Health – Fire Prevention & Protection

	<p>Finding(s):</p> <ul style="list-style-type: none"> Flammable liquids, gases, or liquid or gas fuel-powered equipment being stored under homes. Cylinders not on firm foundation and not properly secured. Cylinders are not stored in proper proximity as prescribed by NFPA 58 Fire hazards such as dry brush, leaves, weeds, and other combustible material are present that can contribute to the spread of a fire. Life safety code is not being followed. Reasonable access is not available for Emergency Personnel
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Action Required:

1. The space under manufactured homes and accessory buildings and structures shall not be used for the storage of combustible materials or for the storage or placement therein of flammable liquids, gases, or liquid or gas fuel-powered equipment. NFPA 501A sec 6.3.6.1
2. Installation of Cylinders. Cylinders shall be installed only above ground and shall be set upon a firm foundation or be otherwise firmly secured. Flexibility shall be provided in the connecting piping. The requirements of 3.2.17 shall apply. NFPA 58 sec 3.2.5
3. Containers installed outside of buildings, whether of the portable type replaced on a cylinder exchange basis or permanently installed and refilled at the installation, shall be located with respect to the adjacent containers, important building, group of buildings, or line of adjoining property that can be built upon, in accordance with Tables 3.2.2.2, 3.2.2.4, and 3.2.2.6(f) and the following:
 - A. Cylinders installed alongside of buildings shall be located and installed so that the discharge from the cylinder pressure relief device is at least 3 ft (1 m) horizontally away from any building opening that is below the level of such discharge. The discharge from cylinder pressure relief devices shall be located not less than 5 ft (1.5 m) in any direction away from any exterior source of ignition, openings into direct-vent (sealed combustion system) appliances, or mechanical ventilation air intakes.
 - B. Cylinders shall not be located and installed underneath any building unless the space is open to the atmosphere for 50 percent of its perimeter or more.
 - C. The distance measured horizontally from the point of discharge of a container pressure relief valve to any building opening below the level of such discharge shall be in accordance with Table 3.2.2.2(d).
 - D. The distance from any of the following, measured in any direction, shall be in accordance with Table 3.2.2.2(d):
 - 1) From the point of discharge of a container pressure relief valve
 - 2) The vent of a fixed maximum liquid level gauge on a container
 - 3) The installed location of the filling connection of a container to any of the following:
 - a. Exterior source of ignition
 - b. Openings into direct-vent (sealed combustion system) appliances
 - c. Mechanical ventilation air intakes NFPA 58 sec 3.2.2.2
4. All areas and individual sites within the manufactured home community shall be maintained so as to be free of dry brush, leaves, weeds, and other debris that could contribute to the spread of fire within the site or community. NFPA 501A sec 6.3.3
5. General. Responsibility for life safety and fire safety within manufactured home communities shall be that of the owners and operators of the community. NFPA 501A sec 6.1
6. Arrangement of manufactured homes and accessory buildings or structures on the site shall not restrict reasonable access to the site by emergency personnel. NFPA 501A sec 6.1.1.1

The site plan shall include, but not be limited to, the following information:

- | | |
|------------------|--|
| (a) Street names | (b) Site separation lines |
| (c) Site numbers | (d) Water supplies for fire protection personnel |
| (e) Fire alarms | (f) Utility disconnects NFPA 501A sec 6.1.1.3 |

7. Each street name in the manufactured home community shall be clearly marked with signs, and each manufactured home site shall be marked for identification in a uniform manner that is clearly visible from the street serving the site. NFPA 501A sec 6.1.2

Lot #4 Structural Improvement / Modifications



Finding(s):

- Homes do not meet the minimum requirement for distance or 1-hour fire resistance rating.
- Some egress windows and doors are blocked (or boarded).
- Accessory buildings built with non-combustible material do not meet the 3 ft adjacent distance.
- Accessory buildings built with combustible material do not meet the 5 ft adjacent distance.

Action Required:

- No portion of a manufactured home, excluding the tongue, shall be located closer than 3 m (10 ft) side to side, 2.4 m (8 ft) end to side, or 1.8 m (6 ft) end to end horizontally from any other manufactured home or community building unless the exposed composite walls and roof of either structure are without openings and constructed of materials that will provide a 1-hour fire resistance rating or the structures are separated by a 1-hour fire-rated barrier. (See 6.4.1.) NFPA 501A sec 6.2.1.1
- All manufactured homes, accessory buildings, structures, and community buildings shall be located and maintained in such a manner that required egress windows or doors are not blocked. NFPA 501A sec 6.2.3.5
- Accessory buildings or structures shall be permitted to be located immediately adjacent to a site line when constructed entirely of materials that do not support combustion and provided that such buildings or structures are not less than 0.9m(3 ft) from an accessory building or structure on an adjacent site. NFPA 501A sec 6.4.1.1 EXAMPLE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.
- An accessory building or structure constructed of combustible materials shall be located no closer than 1.5 m (5 ft) from the site line of an adjoining site. NFPA 501A sec 6.4.1.2

NOTE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.

- Numerous violations were identified that don't meet the 1999 Zoning Resolution of Frontier County. See Section 13 for Frontier County Codes and then cross reference with the Site Modification / Correspondence Section for the Lot #.







LOT #4 COUNTY ASSESSOR INFORMATION

LOT #5



Lot # 5 Inspection Findings

Lot #5 Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))	
NA	<p>Finding(s): No Findings</p> <p>Action Required: NA</p>

Lot #5 Electric Services Inspection	
  	<p>Finding(s): "There are enough problems in and on every structure to necessitate hiring a licensed Electrical Contractor to inspect, correct, and bring the said facilities up to minimum code safety standards."</p> <p>Action Required: Gary Lofton recommendation "is that since there are some issues with almost every service and or panel board in the facility, that each owner hire a licensed electrical contractor to do an inspection to whatever edition of the NEC, 2014 for example and then make corrections based on the contractors recommendations.</p> <p>Manufactured Home Site and Community Electrical Equipment and Installations. Sites and communities provided with electrical service shall have all electrical equipment and installations designed, constructed, and maintained in accordance with the applicable provisions of NFPA 70, National Electrical Code®. NFPA 501A sec 5.1</p> 

Lot #5 Environmental – Wastewater (Residential & Toilets / Sewage)	
No Picture Access	<p>Finding(s):</p> <ul style="list-style-type: none"> The sewage treatment systems for the trailers are largely an unknown entity as to where they exist and sizing. Believed to be a failed system. <p>Action Required: Each septic tank shall have an inspection pipe at least six inches in diameter over both the inlet and outlet devices. The inspection pipe shall extend to or above the ground surface and be capped flush or above finished grade. The inspection pipe cap shall be properly secured to prevent unwarranted access. Flexible hosing needs to be replaced with water tight and air tight service connections of Schedule 40 PVC hard pipe to prevent the potential of flexible hoses tearing and leaking. Any surface discharge of household waste water is illegal according to NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems. Should future improvements be necessary to any of these systems they will be expected to comply with NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems.</p>


Lot #5 Environmental – Water Supply

	<p>Finding(s):</p> <ul style="list-style-type: none"> • Distribution piping. • Cross-Connection. • Water hoses are not to be used for distribution of water to trailer. • Hook up from service riser to trailer needs to be flexible metal hook up.
	<p>Action Required: All areas of 179 NAC must be followed for Chapter 21 Operation And Maintenance Of Transient Non-Community Public Water Systems</p>

Lot #5 Environmental Assessment

NA	<p>Finding(s): No Findings</p>
	<p>Action Required: NA</p>

Lot #5 Safety and Health – Fire Prevention & Protection

	<p>Finding(s):</p> <ul style="list-style-type: none"> • Flammable liquids, gases, or liquid or gas fuel-powered equipment being stored under homes. • Cylinders not on firm foundation and not properly secured. • Cylinders are not stored in proper proximity as prescribed by NFPA 58 • Fire hazards such as dry brush, leaves, weeds, and other combustible material are present that can contribute to the spread of a fire. • Life safety code is not being followed. • Reasonable access is not available for Emergency Personnel
	<p>Action Required:</p> <ol style="list-style-type: none"> 1. The space under manufactured homes and accessory buildings and structures shall not be used for the storage of combustible materials or for the storage or placement therein of flammable liquids, gases, or liquid or gas fuel-powered equipment. NFPA 501A sec 6.3.6.1 2. Installation of Cylinders. Cylinders shall be installed only above ground and shall be set upon a firm foundation or be otherwise firmly secured. Flexibility shall be provided in the connecting piping. The requirements of 3.2.17 shall apply. NFPA 58 sec 3.2.5 3. Containers installed outside of buildings, whether of the portable type replaced on a cylinder exchange basis or permanently installed and refilled at the installation, shall be located with respect to the adjacent containers, important building, group of buildings, or line of adjoining property that can be built upon, in accordance with Tables 3.2.2.2, 3.2.2.4, and 3.2.2.6(f) and the following: <ul style="list-style-type: none"> A. Cylinders installed alongside of buildings shall be located and installed so that the discharge from the cylinder pressure relief device is at least 3 ft (1 m) horizontally away from any building opening that is below the level of such discharge. The discharge from cylinder pressure relief devices shall be located not less than 5 ft (1.5 m) in any direction away from any exterior source of ignition, openings

	<p>into direct-vent (sealed combustion system) appliances, or mechanical ventilation air intakes.</p> <p>B. Cylinders shall not be located and installed underneath any building unless the space is open to the atmosphere for 50 percent of its perimeter or more.</p> <p>C. The distance measured horizontally from the point of discharge of a container pressure relief valve to any building opening below the level of such discharge shall be in accordance with Table 3.2.2.2(d).</p> <p>D. The distance from any of the following, measured in any direction, shall be in accordance with Table 3.2.2.2(d):</p> <ol style="list-style-type: none"> 1) From the point of discharge of a container pressure relief valve 2) The vent of a fixed maximum liquid level gauge on a container 3) The installed location of the filling connection of a container to any of the following: <ol style="list-style-type: none"> a. Exterior source of ignition b. Openings into direct-vent (sealed combustion system) appliances c. Mechanical ventilation air intakes NFPA 58 sec 3.2.2.2 <p>4. All areas and individual sites within the manufactured home community shall be maintained so as to be free of dry brush, leaves, weeds, and other debris that could contribute to the spread of fire within the site or community. NFPA 501A sec 6.3.3</p> <p>5. General. Responsibility for life safety and fire safety within manufactured home communities shall be that of the owners and operators of the community. NFPA 501A sec 6.1</p> <p>6. Arrangement of manufactured homes and accessory buildings or structures on the site shall not restrict reasonable access to the site by emergency personnel. NFPA 501A sec 6.1.1.1</p> <p style="padding-left: 40px;">The site plan shall include, but not be limited to, the following information:</p> <table style="margin-left: 40px; border: none;"> <tr> <td>(a) Street names</td> <td>(b) Site separation lines</td> </tr> <tr> <td>(c) Site numbers</td> <td>(d) Water supplies for fire protection personnel</td> </tr> <tr> <td>(e) Fire alarms</td> <td>(f) Utility disconnects NFPA 501A sec 6.1.1.3</td> </tr> </table> <p>7. Each street name in the manufactured home community shall be clearly marked with signs, and each manufactured home site shall be marked for identification in a uniform manner that is clearly visible from the street serving the site. NFPA 501A sec 6.1.2</p>	(a) Street names	(b) Site separation lines	(c) Site numbers	(d) Water supplies for fire protection personnel	(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3
(a) Street names	(b) Site separation lines						
(c) Site numbers	(d) Water supplies for fire protection personnel						
(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3						

Lot #5 Structural Improvement / Modifications



Finding(s):

- Homes do not meet the minimum requirement for distance or 1-hour fire resistance rating.
- Some egress windows and doors are blocked (or boarded).
- Accessory buildings built with non-combustible material do not meet the 3 ft adjacent distance.
- Accessory buildings built with combustible material do not meet the 5 ft adjacent distance.

Action Required:

- No portion of a manufactured home, excluding the tongue, shall be located closer than 3 m (10 ft) side to side, 2.4 m (8 ft) end to side, or 1.8 m (6 ft) end to end horizontally from any other manufactured home or community building unless the exposed composite walls and roof of either structure are without openings and constructed of materials that will provide a 1-hour fire resistance rating or the structures are separated by a 1-hour fire-rated barrier. (See 6.4.1.) NFPA 501A sec 6.2.1.1
- All manufactured homes, accessory buildings, structures, and community buildings shall be located and maintained in such a manner that required egress windows or doors are not blocked. NFPA 501A sec 6.2.3.5
- Accessory buildings or structures shall be permitted to be located immediately adjacent to a site line when constructed entirely of materials that do not support combustion and provided that such buildings or structures are not less than 0.9m(3 ft) from an accessory building or structure on an adjacent site. NFPA 501A sec 6.4.1.1 EXAMPLE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.
- An accessory building or structure constructed of combustible materials shall be located no closer than 1.5 m (5 ft) from the site line of an adjoining site. NFPA 501A sec 6.4.1.2

NOTE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.

- Numerous violations were identified that don't meet the 1999 Zoning Resolution of Frontier County. See Section 13 for Frontier County Codes and then cross reference with the Site Modification / Correspondence Section for the Lot #.

LOT #5 COUNTY ASSESSOR INFORMATION

LOT #6

LOT #6 Inspection Findings

Lot #6 Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))



Finding(s):
Stairs are not in safe working condition and do not meet the basic requirements of the International Residential Code (IRC) or 1997 Uniform Building Code (UBC).

Action Required:
The Stairs- Residential Building Code for the U.S. is a municipal regulation. Thus it varies by state and town. Some jurisdictions base their legislation on the 2012 International Residential Code (IRC). Other communities seem to be still using the 1997 Uniform Building Code (UBC). In all cases, each jurisdiction has amended the code to reflect local concerns. i.e. flooding or earthquake prone areas.

- Maximum overhang for nosing is somewhere between 1 ¼" & 1 ½". Some states legislate a minimum of ¾", including floor and landings.
- Riser Height: Maximum of between 7 ¾" & 8 ¼" (some states regulate a minimum of 6")
- Run: Minimum between 9-10" (not counting the part underneath the "nosing" of the tread above). With a note that runs of over 10 1/2" will usually require three balusters per tread to comply with the 4" maximum opening between spindles.
- Stair Width: Minimum 36" with a stipulation allowing a wall mounted handrail to project from each side 3 ½"

Handrail: shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Height: 34" – 38" Continuity: Handrails shall be continuous for the full length of the stairs and handrails ends shall be returned or terminate in newel posts or safety terminals. Handrails shall have a space of not less than 1 ½" between a wall and the handrail.

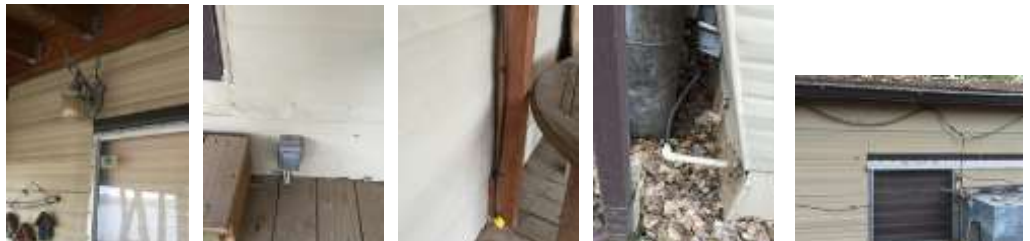
Lot #6 Electric Services Inspection



Finding(s):
"There are enough problems in and on every structure to necessitate hiring a licensed Electrical Contractor to inspect, correct, and bring the said facilities up to minimum code safety standards."

Action Required:
Gary Lofton recommendation "is that since there are some issues with almost every service and or panel board in the facility, that **each owner hire a licensed electrical** contractor to do an inspection to whatever edition of the NEC, 2014 for example and then make corrections based on the contractors recommendations.




Manufactured Home Site and Community Electrical Equipment and Installations. Sites and communities provided with electrical service shall have all electrical equipment and installations designed, constructed, and maintained in accordance with the applicable provisions of NFPA 70, National Electrical Code®. NFPA 501A sec 5.1



Lot #6 Environmental – Wastewater (Residential & Toilets / Sewage)

<p>No Picture Access</p>	<p>Finding(s):</p> <ul style="list-style-type: none"> The sewage treatment systems for the trailers are largely an unknown entity as to where they exist and sizing. Believed to be a failed system. <p>Action Required:</p> <p>Each septic tank shall have an inspection pipe at least six inches in diameter over both the inlet and outlet devices. The inspection pipe shall extend to or above the ground surface and be capped flush or above finished grade. The inspection pipe cap shall be properly secured to prevent unwarranted access. Flexible hosing needs to be replaced with water tight and air tight service connections of Schedule 40 PVC hard pipe to prevent the potential of flexible hoses tearing and leaking. Any surface discharge of household waste water is illegal according to NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems. Should future improvements be necessary to any of these systems they will be expected to comply with NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems.</p>
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Lot #6 Environmental – Water Supply

 	<p>Finding(s):</p> <ul style="list-style-type: none"> Leaking distribution piping. Distribution piping. Cross-Connection. Water hoses are not to be used for distribution of water to trailer. Hook up from service riser to trailer needs to be flexible metal hook up. <p>Action Required:</p> <p>All areas of 179 NAC must be followed for Chapter 21 Operation And Maintenance Of Transient Non-Community Public Water Systems</p> 
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Lot #6 Environmental Assessment

	<p>Finding(s):</p> <p>Household Hazardous material can be highly hazardous to occupant safety. Material should be stored as directed by the manufacturer. Containers should always be labeled for the material that is inside the container for safety. When material is no longer being used it should be disposed of properly.</p> <p>Action Required:</p> <p>Nebraska’s Household Hazardous Waste Program has several dates / locations for home owners to dispose of unwanted material. The most common material that is accepted is as follows:</p> <p>LAWN & GARDEN Lighter fluid/Torch fuel; Pesticides; Insecticides; Flea/tick products; Herbicides; Insect Sprays; Small propane cylinders (for camping) and Pool chemicals</p> <p>AUTOMOTIVE Power steering fluid; Transmission Fluid; Mixed gasoline; Grease removers; Old gasoline; Brake Fluid and Upholstery cleaners</p> <p>HOME IMPROVEMENT Oil-based stains; Adhesives; Paint thinner; Oil-based paint; Turpentine; Furniture stripper and Wood preservatives</p> <p>HOUSEHOLD Spot removers; Bleach Cleaners; Fluorescent tubes; Compact bulbs (CFLs); Mothballs; Solvent-based polishes; Drain/Oven Cleaners; Small capacitors; Glues and Mercury thermometers & thermostats</p>
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Lot #6 Safety and Health – Fire Prevention & Protection

	<p>Finding(s):</p> <ul style="list-style-type: none"> • Flammable liquids, gases, or liquid or gas fuel-powered equipment being stored under homes. • Cylinders not on firm foundation and not properly secured. • Cylinders are not stored in proper proximity as prescribed by NFPA 58 • Fire hazards such as dry brush, leaves, weeds, and other combustible material are present that can contribute to the spread of a fire. • Life safety code is not being followed. • Reasonable access is not available for Emergency Personnel <p>Action Required:</p> <ol style="list-style-type: none"> 1. The space under manufactured homes and accessory buildings and structures shall not be used for the storage of combustible materials or for the storage or placement therein of flammable liquids, gases, or liquid or gas fuel-powered equipment. NFPA 501A sec 6.3.6.1 2. Installation of Cylinders. Cylinders shall be installed only above ground and shall be set upon a firm foundation or be otherwise firmly secured. Flexibility shall be provided in the connecting piping. The requirements of 3.2.17 shall apply. NFPA 58 sec 3.2.5 3. Containers installed outside of buildings, whether of the portable type replaced on a cylinder exchange basis or permanently installed and refilled at the installation, shall be located with respect to the adjacent containers, important building, group of buildings, or line of adjoining property that can be built upon, in accordance with Tables 3.2.2.2, 3.2.2.4, and 3.2.2.6(f) and the following: <ul style="list-style-type: none"> A. Cylinders installed alongside of buildings shall be located and installed so that the discharge from the cylinder pressure relief device is at least 3 ft (1 m) horizontally away from any building opening that is below the level of such discharge. The discharge from cylinder pressure relief devices shall be located not less than 5 ft (1.5 m) in any direction away from any exterior source of ignition, openings into direct-vent (sealed combustion system) appliances, or mechanical ventilation air intakes.

	<p>B. Cylinders shall not be located and installed underneath any building unless the space is open to the atmosphere for 50 percent of its perimeter or more.</p> <p>C. The distance measured horizontally from the point of discharge of a container pressure relief valve to any building opening below the level of such discharge shall be in accordance with Table 3.2.2.2(d).</p> <p>D. The distance from any of the following, measured in any direction, shall be in accordance with Table 3.2.2.2(d):</p> <ol style="list-style-type: none"> 1) From the point of discharge of a container pressure relief valve 2) The vent of a fixed maximum liquid level gauge on a container 3) The installed location of the filling connection of a container to any of the following: <ol style="list-style-type: none"> a. Exterior source of ignition b. Openings into direct-vent (sealed combustion system) appliances c. Mechanical ventilation air intakes NFPA 58 sec 3.2.2.2 <p>4. All areas and individual sites within the manufactured home community shall be maintained so as to be free of dry brush, leaves, weeds, and other debris that could contribute to the spread of fire within the site or community. NFPA 501A sec 6.3.3</p> <p>5. General. Responsibility for life safety and fire safety within manufactured home communities shall be that of the owners and operators of the community. NFPA 501A sec 6.1</p> <p>6. Arrangement of manufactured homes and accessory buildings or structures on the site shall not restrict reasonable access to the site by emergency personnel. NFPA 501A sec 6.1.1.1</p> <p style="padding-left: 40px;">The site plan shall include, but not be limited to, the following information:</p> <table style="margin-left: 80px; border: none;"> <tr> <td>(a) Street names</td> <td>(b) Site separation lines</td> </tr> <tr> <td>(c) Site numbers</td> <td>(d) Water supplies for fire protection personnel</td> </tr> <tr> <td>(e) Fire alarms</td> <td>(f) Utility disconnects NFPA 501A sec 6.1.1.3</td> </tr> </table> <p>7. Each street name in the manufactured home community shall be clearly marked with signs, and each manufactured home site shall be marked for identification in a uniform manner that is clearly visible from the street serving the site. NFPA 501A sec 6.1.2</p>	(a) Street names	(b) Site separation lines	(c) Site numbers	(d) Water supplies for fire protection personnel	(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3
(a) Street names	(b) Site separation lines						
(c) Site numbers	(d) Water supplies for fire protection personnel						
(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3						

Lot #6 Structural Improvement / Modifications



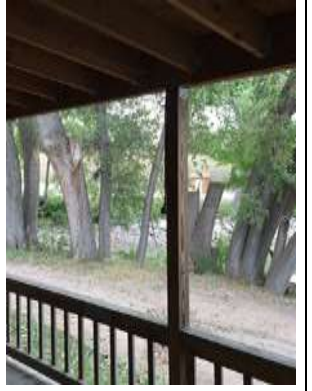
Finding(s):

- Homes do not meet the minimum requirement for distance or 1-hour fire resistance rating.
- Some egress windows and doors are blocked (or boarded).
- Accessory buildings built with non-combustible material do not meet the 3 ft adjacent distance.
- Accessory buildings built with combustibile material do not meet the 5 ft adjacent distance.



Action Required:

- No portion of a manufactured home, excluding the tongue, shall be located closer than 3 m (10 ft) side to side, 2.4 m (8 ft) end to side, or 1.8 m (6 ft) end to end horizontally from any other manufactured home or community building unless the exposed composite walls and roof of either structure are without openings and constructed of materials that will provide a 1-hour fire resistance rating or the structures are separated by a 1-hour fire-rated barrier. (See 6.4.1.) NFPA 501A sec 6.2.1.1



- All manufactured homes, accessory buildings, structures, and community buildings shall be located and maintained in such a manner that required egress windows or doors are not blocked. NFPA 501A sec 6.2.3.5
- Accessory buildings or structures shall be permitted to be located immediately adjacent to a site line when constructed entirely of materials that do not support combustion and provided that such buildings or structures are not less than 0.9m(3 ft) from an accessory building or structure on an adjacent site. NFPA 501A sec 6.4.1.1 **EXAMPLE: Manufactured Home Accessory Building or Structure.** Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.
- An accessory building or structure constructed of combustibile materials shall be located no closer than 1.5 m (5 ft) from the site line of an adjoining site. NFPA 501A sec 6.4.1.2

NOTE: Manufactured Home Accessory Building or Structure. Exampels include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.

- Numerous violations were identified that don't meet the 1999 Zoning Resolution of Frontier County. See Section 13 for Frontier County Codes









LOT #6 COUNTY ASSESSOR INFORMATION

LOT #7

Lot #7 Inspection findings


Lot #7 Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))	
	<p>Finding(s): Stairs are not in safe working condition and do not meet the basic requirements of the International Residential Code (IRC) or 1997 Uniform Building Code (UBC).</p>
	<p>Action Required: The Stairs- Residential Building Code for the U.S. is a municipal regulation. Thus it varies by state and town. Some jurisdictions base their legislation on the 2012 International Residential Code (IRC). Other communities seem to be still using the 1997 Uniform Building Code (UBC). In all cases, each jurisdiction has amended the code to reflect local concerns.. i.e. flooding or earthquake prone areas.</p> <ul style="list-style-type: none"> • Maximum overhang for nosing is somewhere between 1 ¼" & 1 ½". Some states legislate a minimum of ¾", including floor and landings. • Riser Height: Maximum of between 7 ¾" & 8 ¼" (some states regulate a minimum of 6") • Run: Minimum between 9-10" (not counting the part underneath the "nosing" of the tread above). With a note that runs of over 10 1/2" will usually require three balusters per tread to comply with the 4" maximum opening between spindles. • Stair Width: Minimum 36" with a stipulation allowing a wall mounted handrail to project from each side 3 ½" <p>Handrail: shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Height: 34" – 38" Continuity: Handrails shall be continuous for the full length of the stairs and handrails ends shall be returned or terminate in newel posts or safety terminals. Handrails shall have a space of not less than 1 ½" between a wall and the handrail.</p>

Lot #7 Electric Services Inspection	
	<p>Finding(s): "There are enough problems in and on every structure to necessitate hiring a licensed Electrical Contractor to inspect, correct, and bring the said facilities up to minimum code safety standards."</p>
	<p>Action Required: Gary Lofton recommendation "is that since there are some issues with almost every service and or panel board in the facility, that each owner hire a licensed electrical contractor to do an inspection to whatever edition of the NEC, 2014 for example and then make corrections based on the contractors recommendations.</p> <p>Manufactured Home Site and Community Electrical Equipment and Installations. Sites and communities provided with electrical service shall have all electrical equipment and installations designed, constructed, and maintained in accordance with the applicable provisions of NFPA 70, National Electrical Code®. NFPA 501A sec 5.1</p>

Lot #7 Environmental – Wastewater (Residential & Toilets / Sewage)

<p>No Picture Access</p>	<p>Finding(s):</p> <ul style="list-style-type: none"> The sewage treatment systems for the trailers are largely an unknown entity as to where they exist and sizing. Believed to be a failed system. <p>Action Required:</p> <p>Each septic tank shall have an inspection pipe at least six inches in diameter over both the inlet and outlet devices. The inspection pipe shall extend to or above the ground surface and be capped flush or above finished grade. The inspection pipe cap shall be properly secured to prevent unwarranted access. Flexible hosing needs to be replaced with water tight and air tight service connections of Schedule 40 PVC hard pipe to prevent the potential of flexible hoses tearing and leaking. Any surface discharge of household waste water is illegal according to NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems. Should future improvements be necessary to any of these systems they will be expected to comply with NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems.</p>
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Lot #7 Environmental – Water Supply

	<p>Finding(s):</p> <ul style="list-style-type: none"> Distribution piping. Cross-Connection. Water hoses are not to be used for distribution of water to trailer. Hook up from service riser to trailer needs to be flexible metal hook up. <p>Action Required:</p> <p>All areas of 179 NAC must be followed for Chapter 21 Operation And Maintenance Of Transient Non-Community Public Water Systems</p>
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Lot #7 Environmental Assessment

<p>NA</p>	<p>Finding(s): No Findings</p> <p>Action Required: NA</p>
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Lot #7 Safety and Health – Fire Prevention & Protection



Finding(s):

- Flammable liquids, gases, or liquid or gas fuel-powered equipment being stored under homes.
- Cylinders not on firm foundation and not properly secured.
- Cylinders are not stored in proper proximity as prescribed by NFPA 58
- Fire hazards such as dry brush, leaves, weeds, and other combustible material are present that can contribute to the spread of a fire.
- Life safety code is not being followed.
- Reasonable access is not available for Emergency Personnel



Action Required:

1. The space under manufactured homes and accessory buildings and structures shall not be used for the storage of combustible materials or for the storage or placement therein of flammable liquids, gases, or liquid or gas fuel-powered equipment. NFPA 501A sec 6.3.6.1

2. Installation of Cylinders. Cylinders shall be installed only above ground and shall be set upon a firm foundation or be otherwise firmly secured. Flexibility shall be provided in the connecting piping. The requirements of 3.2.17 shall apply. NFPA 58 sec 3.2.5

3. Containers installed outside of buildings, whether of the portable type replaced on a cylinder exchange basis or permanently installed and refilled at the installation, shall be located with respect to the adjacent containers, important building, group of buildings, or line of adjoining property that can be built upon, in accordance with Tables 3.2.2.2, 3.2.2.4, and 3.2.2.6(f) and the following:

A. Cylinders installed alongside of buildings shall be located and installed so that the discharge from the cylinder pressure relief device is at least 3 ft (1 m) horizontally away from any building opening that is below the level of such discharge. The discharge from cylinder pressure relief devices shall be located not less than 5 ft (1.5 m) in any direction away from any exterior source of ignition, openings into direct-vent (sealed combustion system) appliances, or mechanical ventilation air intakes.

B. Cylinders shall not be located and installed underneath any building unless the space is open to the atmosphere for 50 percent of its perimeter or more.

C. The distance measured horizontally from the point of discharge of a container pressure relief valve to any building opening below the level of such discharge shall be in accordance with Table 3.2.2.2(d).




D. The distance from any of the following, measured in any direction, shall be in accordance with Table 3.2.2.2(d):

- 1) From the point of discharge of a container pressure relief valve
- 2) The vent of a fixed maximum liquid level gauge on a container
- 3) The installed location of the filling connection of a container to any of the following:
 - a. Exterior source of ignition
 - b. Openings into direct-vent (sealed combustion system) appliances
 - c. Mechanical ventilation air intakes NFPA 58 sec 3.2.2.2

4. All areas and individual sites within the manufactured home community shall be maintained so as to be free of dry brush, leaves, weeds, and other debris that could contribute to the spread of fire within the site

	<p>or community. NFPA 501A sec 6.3.3</p> <p>5. General. Responsibility for life safety and fire safety within manufactured home communities shall be that of the owners and operators of the community. NFPA 501A sec 6.1</p> <p>6. Arrangement of manufactured homes and accessory buildings or structures on the site shall not restrict reasonable access to the site by emergency personnel. NFPA 501A sec 6.1.1.1</p> <p style="padding-left: 40px;">The site plan shall include, but not be limited to, the following information:</p> <table style="margin-left: 80px; border: none;"> <tr> <td>(a) Street names</td> <td>(b) Site separation lines</td> </tr> <tr> <td>(c) Site numbers</td> <td>(d) Water supplies for fire protection personnel</td> </tr> <tr> <td>(e) Fire alarms</td> <td>(f) Utility disconnects NFPA 501A sec 6.1.1.3</td> </tr> </table> <p>7. Each street name in the manufactured home community shall be clearly marked with signs, and each manufactured home site shall be marked for identification in a uniform manner that is clearly visible from the street serving the site. NFPA 501A sec 6.1.2</p>	(a) Street names	(b) Site separation lines	(c) Site numbers	(d) Water supplies for fire protection personnel	(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3
(a) Street names	(b) Site separation lines						
(c) Site numbers	(d) Water supplies for fire protection personnel						
(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3						

Lot #7 Structural Improvement / Modifications



	<p>Finding(s):</p> <ul style="list-style-type: none"> • Homes do not meet the minimum requirement for distance or 1-hour fire resistance rating. • Some egress windows and doors are blocked (or boarded). • Accessory buildings built with non-combustible material do not meet the 3 ft adjacent distance. • Accessory buildings built with combustible material do not meet the 5 ft adjacent distance.
	<p>Action Required:</p> <ul style="list-style-type: none"> • No portion of a manufactured home, excluding the tongue, shall be located closer than 3 m (10 ft) side to side, 2.4 m (8 ft) end to side, or 1.8 m (6 ft) end to end horizontally from any other manufactured home or community building unless the exposed composite walls and roof of either structure are without openings and constructed of materials that will provide a 1-hour fire resistance rating or the structures are separated by a 1-hour fire-rated barrier. (See 6.4.1.) NFPA 501A sec 6.2.1.1 • All manufactured homes, accessory buildings, structures, and community buildings shall be located and maintained in such a manner that required egress windows or doors are not blocked. NFPA 501A sec 6.2.3.5 • Accessory buildings or structures shall be permitted to be located immediately adjacent to a site line when constructed entirely of materials that do not support combustion and provided that such buildings or structures are not less than 0.9m(3 ft) from an accessory building or structure on an adjacent site. NFPA 501A sec 6.4.1.1 EXAMPLE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches. • An accessory building or structure constructed of combustible materials shall be located no closer than 1.5 m (5 ft) from the site line of an adjoining site. NFPA 501A sec 6.4.1.2 <p>NOTE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.</p> <ul style="list-style-type: none"> • Numerous violations were identified that don't meet the 1999 Zoning Resolution of Frontier County. See Section 13 for Frontier County Codes
	



LOT #7 COUNTY ASSESSOR INFORMATION

LOT #8


Lot #8 Inspection findings

Lot #8 Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))	
NA	Finding(s): No Findings
	Action Required: NA

Lot #8 Electric Services Inspection	
	<p>Finding(s): "There are enough problems in and on every structure to necessitate hiring a licensed Electrical Contractor to inspect, correct, and bring the said facilities up to minimum code safety standards."</p>
	<p>Action Required: Gary Lofton recommendation "is that since there are some issues with almost every service and or panel board in the facility, that <u>each owner hire a licensed electrical</u> contractor to do an inspection to whatever edition of the NEC, 2014 for example and then make corrections based on the contractors recommendations.</p> <p>Manufactured Home Site and Community Electrical Equipment and Installations. Sites and communities provided with electrical service shall have all electrical equipment and installations designed, constructed, and maintained in accordance with the applicable provisions of NFPA 70, National Electrical Code®. NFPA 501A sec 5.1</p>

Lot #8 Environmental – Wastewater (Residential & Toilets / Sewage)	
	<p>Finding(s):</p> <ul style="list-style-type: none"> The sewage treatment systems for the trailers are largely an unknown entity as to where they exist and sizing. Believed to be a failed system.
	<p>Action Required: Each septic tank shall have an inspection pipe at least six inches in diameter over both the inlet and outlet devices. The inspection pipe shall extend to or above the ground surface and be capped flush or above finished grade. The inspection pipe cap shall be properly secured to prevent unwarranted access. Flexible hosing needs to be replaced with water tight and air tight service connections of Schedule 40 PVC hard pipe to prevent the potential of flexible hoses tearing and leaking. Any surface discharge of household waste water is illegal according to NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems. Should future improvements be necessary to any of these systems they will be expected to comply with NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems.</p>

Lot #8 Environmental – Water Supply

	<p>Finding(s):</p> <ul style="list-style-type: none"> • Leaking distribution piping. • Leaking yard hydrant. • Ridged yard hydrant. • Distribution piping. • Cross-Connection. • Water hoses are not to be used for distribution of water to trailer. • Hook up from service riser to trailer needs to be flexible metal hook up.
<p>Action Required: All areas of 179 NAC must be followed for Chapter 21 Operation And Maintenance Of Transient Non-Community Public Water Systems</p>	

Lot #8 Environmental Assessment

NA	Finding(s): No Findings
Action Required: NA	

Lot #8 Safety and Health – Fire Prevention & Protection

NA	Finding(s): No Findings
Action Required: NA	

Lot #8 Structural Improvement / Modifications



Finding(s):

- Homes do not meet the minimum requirement for distance or 1-hour fire resistance rating.
- Some egress windows and doors are blocked (or boarded).
- Accessory buildings built with non-combustible material do not meet the 3 ft adjacent distance.
- Accessory buildings built with combustible material do not meet the 5 ft adjacent distance.

Action Required:

- Accessory buildings or structures shall be permitted to be located immediately adjacent to a site line when constructed entirely of materials that do not support combustion and provided that such buildings or structures are not less than 0.9m(3 ft) from an accessory building or structure on an adjacent site. NFPA 501A sec 6.4.1.1 EXAMPLE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.
- An accessory building or structure constructed of combustible materials shall be located no closer than 1.5 m (5 ft) from the site line of an adjoining site. NFPA 501A sec 6.4.1.2

NOTE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.

- Numerous violations were identified that don't meet the 1999 Zoning Resolution of Frontier County. See Section 13 for Frontier County Codes




LOT #8 COUNTY ASSESSOR INFORMATION




LOT #8 SITE MODIFICATION / CORRESPONDENCE

LOT #9

Lot # 9 Inspection Findings


Lot #9 Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))	
	<p>Finding(s): Stairs are not in safe working condition and do not meet the basic requirements of the International Residential Code (IRC) or 1997 Uniform Building Code (UBC).</p> <p>Action Required: The Stairs- Residential Building Code for the U.S. is a municipal regulation. Thus it varies by state and town. Some jurisdictions base their legislation on the 2012 International Residential Code (IRC). Other communities seem to be still using the 1997 Uniform Building Code (UBC). In all cases, each jurisdiction has amended the code to reflect local concerns. i.e. flooding or earthquake prone areas.</p> <ul style="list-style-type: none"> • Maximum overhang for nosing is somewhere between 1 ¼" & 1 ½". Some states legislate a minimum of ¾", including floor and landings. • Riser Height: Maximum of between 7 ¾" & 8 ¼" (some states regulate a minimum of 6") • Run: Minimum between 9-10" (not counting the part underneath the "nosing" of the tread above). With a note that runs of over 10 1/2" will usually require three balusters per tread to comply with the 4" maximum opening between spindles. • Stair Width: Minimum 36" with a stipulation allowing a wall mounted handrail to project from each side 3 ½" <p>Handrail: shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Height: 34" – 38" Continuity: Handrails shall be continuous for the full length of the stairs and handrails ends shall be returned or terminate in newel posts or safety terminals. Handrails shall have a space of not less than 1 ½" between a wall and the handrail.</p>

Lot #9 Electric Services Inspection	
	<p>Finding(s): "There are enough problems in and on every structure to necessitate hiring a licensed Electrical Contractor to inspect, correct, and bring the said facilities up to minimum code safety standards."</p> <p>Action Required: Gary Lofton recommendation "is that since there are some issues with almost every service and or panel board in the facility, that <u>each owner hire a licensed electrical</u> contractor to do an inspection to whatever edition of the NEC, 2014 for example and then make corrections based on the contractors recommendations.</p> <p>Manufactured Home Site and Community Electrical Equipment and Installations. Sites and communities provided with electrical service shall have all electrical equipment and installations designed, constructed, and maintained in accordance with the applicable provisions of NFPA 70, National Electrical Code®. NFPA 501A sec 5.1</p>


Lot #9 Environmental – Wastewater (Residential & Toilets / Sewage)

No Picture Access	<p>Finding(s):</p> <ul style="list-style-type: none"> The sewage treatment systems for the trailers are largely an unknown entity as to where they exist and sizing. Believed to be a failed system. <p>Action Required:</p> <p>Each septic tank shall have an inspection pipe at least six inches in diameter over both the inlet and outlet devices. The inspection pipe shall extend to or above the ground surface and be capped flush or above finished grade. The inspection pipe cap shall be properly secured to prevent unwarranted access. Flexible hosing needs to be replaced with water tight and air tight service connections of Schedule 40 PVC hard pipe to prevent the potential of flexible hoses tearing and leaking. Any surface discharge of household waste water is illegal according to NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems. Should future improvements be necessary to any of these systems they will be expected to comply with NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems.</p>
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Lot #9 Environmental – Water Supply

	<p>Finding(s):</p> <ul style="list-style-type: none"> Distribution piping. Water hoses are not to be used for distribution of water to trailer. Hook up from service riser to trailer needs to be flexible metal hook up. <p>Action Required:</p> <p>All areas of 179 NAC must be followed for Chapter 21 Operation And Maintenance Of Transient Non-Community Public Water Systems</p>
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Lot #9 Environmental Assessment

	<p>Finding(s):</p> <p>Household Hazardous material can be highly hazardous to occupant safety. Material should be stored as directed by the manufacturer. Containers should always be labeled for the material that is inside the container for safety. When material is no longer being used it should be disposed of properly.</p> <p>Action Required:</p> <p>Nebraska’s Household Hazardous Waste Program has several dates / locations for home owners to dispose of unwanted material. The most common material that is accepted is as follows:</p> <p>LAWN & GARDEN Lighter fluid/Torch fuel; Pesticides; Insecticides; Flea/tick products; Herbicides; Insect Sprays; Small propane cylinders (for camping) and Pool chemicals</p> <p>AUTOMOTIVE Power steering fluid; Transmission Fluid; Mixed gasoline; Grease removers; Old gasoline; Brake Fluid and Upholstery cleaners</p> <p>HOME IMPROVEMENT Oil-based stains; Adhesives; Paint thinner; Oil-based paint; Turpentine; Furniture stripper and Wood preservatives</p> <p>HOUSEHOLD Spot removers; Bleach Cleaners; Fluorescent tubes; Compact bulbs (CFLs); Mothballs; Solvent-based polishes; Drain/Oven Cleaners; Small capacitors; Glues and Mercury thermometers & thermostats</p>
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Lot #9 Safety and Health – Fire Prevention & Protection



Finding(s):

- Flammable liquids, gases, or liquid or gas fuel-powered equipment being stored under homes.
- Cylinders not on firm foundation and not properly secured.
- Cylinders are not stored in proper proximity as prescribed by NFPA 58
- Fire hazards such as dry brush, leaves, weeds, and other combustible material are present that can contribute to the spread of a fire.
- Life safety code is not being followed.
- Reasonable access is not available for Emergency Personnel



Action Required:

1. The space under manufactured homes and accessory buildings and structures shall not be used for the storage of combustible materials or for the storage or placement therein of flammable liquids, gases, or liquid or gas fuel-powered equipment. NFPA 501A sec 6.3.6.1

2. Installation of Cylinders. Cylinders shall be installed only above ground and shall be set upon a firm foundation or be otherwise firmly secured. Flexibility shall be provided in the connecting piping. The requirements of 3.2.17 shall apply. NFPA 58 sec 3.2.5

3. Containers installed outside of buildings, whether of the portable type replaced on a cylinder exchange basis or permanently installed and refilled at the installation, shall be located with respect to the adjacent containers, important building, group of buildings, or line of adjoining property that can be built upon, in accordance with Tables 3.2.2.2, 3.2.2.4, and 3.2.2.6(f) and the following:

A. Cylinders installed alongside of buildings shall be located and installed so that the discharge from the cylinder pressure relief device is at least 3 ft (1 m) horizontally away from any building opening that is below the level of such discharge. The discharge from cylinder pressure relief devices shall be located not less than 5 ft (1.5 m) in any direction away from any exterior source of ignition, openings into direct-vent (sealed combustion system) appliances, or mechanical ventilation air intakes.

B. Cylinders shall not be located and installed underneath any building unless the space is open to the atmosphere for 50 percent of its perimeter or more.

C. The distance measured horizontally from the point of discharge of a container pressure relief valve to any building opening below the level of such discharge shall be in accordance with Table 3.2.2.2(d).




D. The distance from any of the following, measured in any direction, shall be in accordance with Table 3.2.2.2(d):

- 1) From the point of discharge of a container pressure relief valve
- 2) The vent of a fixed maximum liquid level gauge on a container
- 3) The installed location of the filling connection of a container to any of the following:
 - a. Exterior source of ignition
 - b. Openings into direct-vent (sealed combustion system) appliances
 - c. Mechanical ventilation air intakes NFPA 58 sec 3.2.2.2

4. All areas and individual sites within the manufactured home community shall be maintained so as to be free of dry brush, leaves, weeds, and other debris that could contribute to the spread of fire within the site

	<p>or community. NFPA 501A sec 6.3.3</p> <p>5. General. Responsibility for life safety and fire safety within manufactured home communities shall be that of the owners and operators of the community. NFPA 501A sec 6.1</p> <p>6. Arrangement of manufactured homes and accessory buildings or structures on the site shall not restrict reasonable access to the site by emergency personnel. NFPA 501A sec 6.1.1.1</p> <p style="padding-left: 40px;">The site plan shall include, but not be limited to, the following information:</p> <table style="margin-left: 80px; border: none;"> <tr> <td>(a) Street names</td> <td>(b) Site separation lines</td> </tr> <tr> <td>(c) Site numbers</td> <td>(d) Water supplies for fire protection personnel</td> </tr> <tr> <td>(e) Fire alarms</td> <td>(f) Utility disconnects NFPA 501A sec 6.1.1.3</td> </tr> </table> <p>7. Each street name in the manufactured home community shall be clearly marked with signs, and each manufactured home site shall be marked for identification in a uniform manner that is clearly visible from the street serving the site. NFPA 501A sec 6.1.2</p>	(a) Street names	(b) Site separation lines	(c) Site numbers	(d) Water supplies for fire protection personnel	(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3
(a) Street names	(b) Site separation lines						
(c) Site numbers	(d) Water supplies for fire protection personnel						
(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3						


Lot #9 Structural Improvement / Modifications


  	<p>Finding(s):</p> <ul style="list-style-type: none"> • Homes do not meet the minimum requirement for distance or 1-hour fire resistance rating. • Some egress windows and doors are blocked (or boarded). • Accessory buildings built with non-combustible material do not meet the 3 ft adjacent distance. • Accessory buildings built with combustible material do not meet the 5 ft adjacent distance. <p>Action Required:</p> <ul style="list-style-type: none"> • No portion of a manufactured home, excluding the tongue, shall be located closer than 3 m (10 ft) side to side, 2.4 m (8 ft) end to side, or 1.8 m (6 ft) end to end horizontally from any other manufactured home or community building unless the exposed composite walls and roof of either structure are without openings and constructed of materials that will provide a 1-hour fire resistance rating or the structures are separated by a 1-hour fire-rated barrier. (See 6.4.1.) NFPA 501A sec 6.2.1.1 • All manufactured homes, accessory buildings, structures, and community buildings shall be located and maintained in such a manner that required egress windows or doors are not blocked. NFPA 501A sec 6.2.3.5 • Accessory buildings or structures shall be permitted to be located immediately adjacent to a site line when constructed entirely of materials that do not support combustion and provided that such buildings or structures are not less than 0.9m(3 ft) from an accessory building or structure on an adjacent site. NFPA 501A sec 6.4.1.1 EXAMPLE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches. • An accessory building or structure constructed of combustible materials shall be located no closer than 1.5 m (5 ft) from the site line of an adjoining site. NFPA 501A sec 6.4.1.2 <p>NOTE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.</p> <ul style="list-style-type: none"> • Numerous violations were identified that don't meet the 1999 Zoning Resolution of Frontier County. See Section 13 for Frontier County Codes
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LOT #9 COUNTY ASSESSOR INFORMATION

LOT #10

Lot#10 Inspection Findings






Lot #10 Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))	
	<p>Finding(s): Stairs are not in safe working condition and do not meet the basic requirements of the International Residential Code (IRC) or 1997 Uniform Building Code (UBC).</p> <p>Action Required: The Stairs- Residential Building Code for the U.S. is a municipal regulation. Thus it varies by state and town. Some jurisdictions base their legislation on the 2012 International Residential Code (IRC). Other communities seem to be still using the 1997 Uniform Building Code (UBC). In all cases, each jurisdiction has amended the code to reflect local concerns.. i.e. flooding or earthquake prone areas.</p> <ul style="list-style-type: none"> • Maximum overhang for nosing is somewhere between 1 ¼" & 1 ½". Some states legislate a minimum of ¾", including floor and landings. • Riser Height: Maximum of between 7 ¾" & 8 ¼" (some states regulate a minimum of 6") • Run: Minimum between 9-10" (not counting the part underneath the "nosing" of the tread above). With a note that runs of over 10 1/2" will usually require three balusters per tread to comply with the 4" maximum opening between spindles. • Stair Width: Minimum 36" with a stipulation allowing a wall mounted handrail to project from each side 3 ½" <p>Handrail: shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Height: 34" – 38" Continuity: Handrails shall be continuous for the full length of the stairs and handrails ends shall be returned or terminate in newel posts or safety terminals. Handrails shall have a space of not less than 1 ½" between a wall and the handrail.</p>

Lot #10 Electric Services Inspection	
	<p>Finding(s): "There are enough problems in and on every structure to necessitate hiring a licensed Electrical Contractor to inspect, correct, and bring the said facilities up to minimum code safety standards."</p> <p>Action Required: Gary Lofton recommendation "is that since there are some issues with almost every service and or panel board in the facility, that each owner hire a licensed electrical contractor to do an inspection to whatever edition of the NEC, 2014 for example and then make corrections based on the contractors recommendations.</p> <p>Manufactured Home Site and Community Electrical Equipment and Installations. Sites and communities provided with electrical service shall have all electrical equipment and installations designed, constructed, and maintained in accordance with the applicable provisions of NFPA 70, National Electrical Code®. NFPA 501A sec 5.1</p>


Lot #10 Environmental – Wastewater (Residential & Toilets / Sewage)

<p>No Picture Access</p>	<p>Finding(s):</p> <ul style="list-style-type: none"> The sewage treatment systems for the trailers are largely an unknown entity as to where they exist and sizing. Believed to be a failed system. <p>Action Required:</p> <p>Each septic tank shall have an inspection pipe at least six inches in diameter over both the inlet and outlet devices. The inspection pipe shall extend to or above the ground surface and be capped flush or above finished grade. The inspection pipe cap shall be properly secured to prevent unwarranted access. Flexible hosing needs to be replaced with water tight and air tight service connections of Schedule 40 PVC hard pipe to prevent the potential of flexible hoses tearing and leaking. Any surface discharge of household waste water is illegal according to NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems. Should future improvements be necessary to any of these systems they will be expected to comply with NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems.</p>
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Lot #10 Environmental – Water Supply

 	<p>Finding(s):</p> <ul style="list-style-type: none"> Leaking distribution piping. Leaking yard hydrant. Ridged yard hydrant. Distribution piping. Cross-Connection. Water hoses are not to be used for distribution of water to trailer. Hook up from service riser to trailer needs to be flexible metal hook up. <p>Action Required:</p> <p>All areas of 179 NAC must be followed for Chapter 21 Operation And Maintenance Of Transient Non-Community Public Water Systems</p>   
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Lot #10 Environmental Assessment

	<p>Finding(s):</p> <p>Household Hazardous material can be highly hazardous to occupant safety. Material should be stored as directed by the manufacturer. Containers should always be labeled for the material that is inside the container for safety. When material is no longer being used it should be disposed of properly.</p> <p>Action Required:</p> <p>Nebraska’s Household Hazardous Waste Program has several dates / locations for home owners to dispose of unwanted material. The most common material that is accepted is as follows:</p> <p>LAWN & GARDEN Lighter fluid/Torch fuel; Pesticides; Insecticides; Flea/tick products; Herbicides; Insect Sprays; Small propane cylinders (for camping) and Pool chemicals</p> <p>AUTOMOTIVE Power steering fluid; Transmission Fluid; Mixed gasoline; Grease removers; Old gasoline; Brake Fluid and Upholstery cleaners</p> <p>HOME IMPROVEMENT Oil-based stains; Adhesives; Paint thinner; Oil-based paint; Turpentine; Furniture stripper and Wood preservatives</p> <p>HOUSEHOLD Spot removers; Bleach Cleaners; Fluorescent tubes; Compact bulbs (CFLs); Mothballs; Solvent-based polishes;</p>
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	Drain/Oven Cleaners; Small capacitors; Glues and Mercury thermometers & thermostats
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Lot #10 Safety and Health – Fire Prevention & Protection



Finding(s):



- Flammable liquids, gases, or liquid or gas fuel-powered equipment being stored under homes.
- Cylinders not on firm foundation and not properly secured.
- Cylinders are not stored in proper proximity as prescribed by NFPA 58
- Fire hazards such as dry brush, leaves, weeds, and other combustible material are present that can contribute to the spread of a fire.
- Life safety code is not being followed.
- Reasonable access is not available for Emergency Personnel

Action Required:

1. The space under manufactured homes and accessory buildings and structures shall not be used for the storage of combustible materials or for the storage or placement therein of flammable liquids, gases, or liquid or gas fuel-powered equipment. NFPA 501A sec 6.3.6.1
2. Installation of Cylinders. Cylinders shall be installed only above ground and shall be set upon a firm foundation or be otherwise firmly secured. Flexibility shall be provided in the connecting piping. The requirements of 3.2.17 shall apply. NFPA 58 sec 3.2.5
3. Containers installed outside of buildings, whether of the portable type replaced on a cylinder exchange basis or permanently installed and refilled at the installation, shall be located with respect to the adjacent containers, important building, group of buildings, or line of adjoining property that can be built upon, in accordance with Tables 3.2.2.2, 3.2.2.4, and 3.2.2.6(f) and the following:
 - A. Cylinders installed alongside of buildings shall be located and installed so that the discharge from the cylinder pressure relief device is at least 3 ft (1 m) horizontally away from any building opening that is below the level of such discharge. The discharge from cylinder pressure relief devices shall be located not less than 5 ft (1.5 m) in any direction away from any exterior source of ignition, openings into direct-vent (sealed combustion system) appliances, or mechanical ventilation air intakes.
 - B. Cylinders shall not be located and installed underneath any building unless the space is open to the atmosphere for 50 percent of its perimeter or more.
 - C. The distance measured horizontally from the point of discharge of a container pressure relief valve to any building opening below the level of such discharge shall be in accordance with Table 3.2.2.2(d).
 - D. The distance from any of the following, measured in any direction, shall be in accordance with Table 3.2.2.2(d):
 - 1) From the point of discharge of a container pressure relief valve
 - 2) The vent of a fixed maximum liquid level gauge on a container
 - 3) The installed location of the filling connection of a container to any of the following:
 - a. Exterior source of ignition
 - b. Openings into direct-vent (sealed combustion system) appliances
 - c. Mechanical ventilation air intakes NFPA 58 sec 3.2.2.2
4. All areas and individual sites within the manufactured home community shall be maintained so as to be

	<p>free of dry brush, leaves, weeds, and other debris that could contribute to the spread of fire within the site or community. NFPA 501A sec 6.3.3</p> <p>5. General. Responsibility for life safety and fire safety within manufactured home communities shall be that of the owners and operators of the community. NFPA 501A sec 6.1</p> <p>6. Arrangement of manufactured homes and accessory buildings or structures on the site shall not restrict reasonable access to the site by emergency personnel. NFPA 501A sec 6.1.1.1</p> <p style="padding-left: 40px;">The site plan shall include, but not be limited to, the following information:</p> <table style="margin-left: 40px; border: none;"> <tr> <td>(a) Street names</td> <td>(b) Site separation lines</td> </tr> <tr> <td>(c) Site numbers</td> <td>(d) Water supplies for fire protection personnel</td> </tr> <tr> <td>(e) Fire alarms</td> <td>(f) Utility disconnects NFPA 501A sec 6.1.1.3</td> </tr> </table> <p>7. Each street name in the manufactured home community shall be clearly marked with signs, and each manufactured home site shall be marked for identification in a uniform manner that is clearly visible from the street serving the site. NFPA 501A sec 6.1.2</p>	(a) Street names	(b) Site separation lines	(c) Site numbers	(d) Water supplies for fire protection personnel	(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3
(a) Street names	(b) Site separation lines						
(c) Site numbers	(d) Water supplies for fire protection personnel						
(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3						

Lot #10 Structural Improvement / Modifications

 	<p>Finding(s):</p> <ul style="list-style-type: none"> • Homes do not meet the minimum requirement for distance or 1-hour fire resistance rating. • Some egress windows and doors are blocked (or boarded). • Accessory buildings built with non-combustible material do not meet the 3 ft adjacent distance. • Accessory buildings built with combustible material do not meet the 5 ft adjacent distance. <p>Action Required:</p> <ul style="list-style-type: none"> • No portion of a manufactured home, excluding the tongue, shall be located closer than 3 m (10 ft) side to side, 2.4 m (8 ft) end to side, or 1.8 m (6 ft) end to end horizontally from any other manufactured home or community building unless the exposed composite walls and roof of either structure are without openings and constructed of materials that will provide a 1-hour fire resistance rating or the structures are separated by a 1-hour fire-rated barrier. (See 6.4.1.) NFPA 501A sec 6.2.1.1 • All manufactured homes, accessory buildings, structures, and community buildings shall be located and maintained in such a manner that required egress windows or doors are not blocked. NFPA 501A sec 6.2.3.5 • Accessory buildings or structures shall be permitted to be located immediately adjacent to a site line when constructed entirely of materials that do not support combustion and provided that such buildings or structures are not less than 0.9m(3 ft) from an accessory building or structure on an adjacent site. NFPA 501A sec 6.4.1.1 EXAMPLE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches. • An accessory building or structure constructed of combustible materials shall be located no closer than 1.5 m (5 ft) from the site line of an adjoining site. NFPA 501A sec 6.4.1.2 <p>NOTE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.</p> <ul style="list-style-type: none"> • Numerous violations were identified that don't meet the 1999 Zoning Resolution of Frontier County. See Section 13 for Frontier County Codes
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LOT #10 COUNTY ASSESSOR INFORMATION

LOT #11

Lot #11 Inspection Findings

Lot #11 Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))



Finding(s):
Stairs are not in safe working condition and do not meet the basic requirements of the International Residential Code (IRC) or 1997 Uniform Building Code (UBC).

Action Required:
The Stairs- Residential Building Code for the U.S. is a municipal regulation. Thus it varies by state and town. Some jurisdictions base their legislation on the 2012 International Residential Code (IRC). Other communities seem to be still using the 1997 Uniform Building Code (UBC). In all cases, each jurisdiction has amended the code to reflect local concerns.. i.e. flooding or earthquake prone areas.

- Maximum overhang for nosing is somewhere between 1 ¼" & 1 ½". Some states legislate a minimum of ¾", including floor and landings.
- Riser Height: Maximum of between 7 ¾" & 8 ¼" (some states regulate a minimum of 6")
- Run: Minimum between 9-10" (not counting the part underneath the "nosing" of the tread above). With a note that runs of over 10 1/2" will usually require three balusters per tread to comply with the 4" maximum opening between spindles.
- Stair Width: Minimum 36" with a stipulation allowing a wall mounted handrail to project from each side 3 ½"

Handrail: shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Height: 34" – 38" Continuity: Handrails shall be continuous for the full length of the stairs and handrails ends shall be returned or terminate in newel posts or safety terminals. Handrails shall have a space of not less than 1 ½" between a wall and the handrail.

Lot #11 Electric Services Inspection



Finding(s):
"There are enough problems in and on every structure to necessitate hiring a licensed Electrical Contractor to inspect, correct, and bring the said facilities up to minimum code safety standards."



Action Required:
Gary Lofton recommendation "is that since there are some issues with almost every service and or panel board in the facility, that **each owner hire a licensed electrical** contractor to do an inspection to whatever edition of the NEC, 2014 for example and then make corrections based on the contractors recommendations.

Manufactured Home Site and Community Electrical Equipment and Installations. Sites and communities provided with electrical service shall have all electrical equipment and installations designed, constructed, and maintained in accordance with the applicable provisions of NFPA 70, National Electrical Code®. NFPA 501A sec 5.1



Lot #11 Environmental – Wastewater (Residential & Toilets / Sewage)



Finding(s):

- The sewage treatment systems for the trailers are largely an unknown entity as to where they exist and sizing. Believed to be a failed system.

Action Required:

Each septic tank shall have an inspection pipe at least six inches in diameter over both the inlet and outlet devices.
 The inspection pipe shall extend to or above the ground surface and be capped flush or above finished grade.
 The inspection pipe cap shall be properly secured to prevent unwarranted access.
 Flexible hosing needs to be replaced with water tight and air tight service connections of Schedule 40 PVC hard pipe to prevent the potential of flexible hoses tearing and leaking.
 Any surface discharge of household waste water is illegal according to NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems.
 Should future improvements be necessary to any of these systems they will be expected to comply with NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems.

Lot #11 Environmental – Water Supply



Finding(s):

- Leaking distribution piping.
- Leaking yard hydrant.
- Ridged yard hydrant.
- Distribution piping.
- Cross-Connection.
- Water hoses are not to be used for distribution of water to trailer.
- Hook up from service riser to trailer needs to be flexible metal hook up.



Action Required:

All areas of 179 NAC must be followed for Chapter 21 Operation And Maintenance Of Transient Non-Community Public Water Systems



Lot #11 Environmental Assessment



Finding(s):

Household Hazardous material can be highly hazardous to occupant safety. Material should be stored as directed by the manufacturer. Containers should always be labeled for the material that is inside the container for safety. When material is no longer being used it should be disposed of properly.

Action Required:

Nebraska's Household Hazardous Waste Program has several dates / locations for home owners to dispose of unwanted material. The most common material that is accepted is as follows:

LAWN & GARDEN

Lighter fluid/Torch fuel; Pesticides; Insecticides; Flea/tick products; Herbicides; Insect Sprays; Small propane cylinders (for camping) and Pool chemicals

AUTOMOTIVE

Power steering fluid; Transmission Fluid; Mixed gasoline; Grease removers; Old gasoline; Brake Fluid and Upholstery cleaners

HOME IMPROVEMENT

Oil-based stains; Adhesives; Paint thinner; Oil-based paint; Turpentine; Furniture stripper and Wood preservatives

HOUSEHOLD

Spot removers; Bleach Cleaners; Fluorescent tubes; Compact bulbs (CFLs); Mothballs; Solvent-based polishes; Drain/Oven Cleaners; Small capacitors; Glues and Mercury thermometers & thermostats



Lot #11 Safety and Health – Fire Prevention & Protection



Finding(s):

- Flammable liquids, gases, or liquid or gas fuel-powered equipment being stored under homes.
- Cylinders not on firm foundation and not properly secured.
- Cylinders are not stored in proper proximity as prescribed by NFPA 58
- Fire hazards such as dry brush, leaves, weeds, and other combustible material are present that can contribute to the spread of a fire.
- Life safety code is not being followed.
- Reasonable access is not available for Emergency Personnel

Action Required:

1. The space under manufactured homes and accessory buildings and structures shall not be used for the storage of combustible materials or for the storage or placement therein of flammable liquids, gases, or liquid or gas fuel-powered equipment. NFPA 501A sec 6.3.6.1

2. Installation of Cylinders. Cylinders shall be installed only above ground and shall be set upon a firm foundation or be otherwise firmly secured. Flexibility shall be provided in the connecting piping. The requirements of 3.2.17 shall apply. NFPA 58 sec 3.2.5

3. Containers installed outside of buildings, whether of the portable type replaced on a cylinder exchange basis or permanently installed and refilled at the installation, shall be located with respect to the adjacent containers, important building, group of buildings, or line of adjoining property that can be built upon, in accordance with Tables 3.2.2.2, 3.2.2.4, and 3.2.2.6(f) and the following:

A. Cylinders installed alongside of buildings shall be located and installed so that the discharge from the cylinder pressure relief device is at least 3 ft (1 m) horizontally away from any building opening that is below the level of such discharge. The discharge from cylinder pressure relief devices shall be located not less than 5 ft (1.5 m) in any direction away from any exterior source of ignition, openings into direct-vent (sealed combustion system) appliances, or mechanical ventilation air intakes.

B. Cylinders shall not be located and installed underneath any building unless the space is open to the atmosphere for 50 percent of its perimeter or more.

	<p>C. The distance measured horizontally from the point of discharge of a container pressure relief valve to any building opening below the level of such discharge shall be in accordance with Table 3.2.2.2(d).</p> <p>D. The distance from any of the following, measured in any direction, shall be in accordance with Table 3.2.2.2(d):</p> <ol style="list-style-type: none"> 1) From the point of discharge of a container pressure relief valve 2) The vent of a fixed maximum liquid level gauge on a container 3) The installed location of the filling connection of a container to any of the following: <ol style="list-style-type: none"> a. Exterior source of ignition b. Openings into direct-vent (sealed combustion system) appliances c. Mechanical ventilation air intakes NFPA 58 sec 3.2.2.2 <p>4. All areas and individual sites within the manufactured home community shall be maintained so as to be free of dry brush, leaves, weeds, and other debris that could contribute to the spread of fire within the site or community. NFPA 501A sec 6.3.3</p> <p>5. General. Responsibility for life safety and fire safety within manufactured home communities shall be that of the owners and operators of the community. NFPA 501A sec 6.1</p> <p>6. Arrangement of manufactured homes and accessory buildings or structures on the site shall not restrict reasonable access to the site by emergency personnel. NFPA 501A sec 6.1.1.1</p> <p>The site plan shall include, but not be limited to, the following information:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">(a) Street names</td> <td style="width: 50%;">(b) Site separation lines</td> </tr> <tr> <td>(c) Site numbers</td> <td>(d) Water supplies for fire protection personnel</td> </tr> <tr> <td>(e) Fire alarms</td> <td>(f) Utility disconnects NFPA 501A sec 6.1.1.3</td> </tr> </table> <p>7. Each street name in the manufactured home community shall be clearly marked with signs, and each manufactured home site shall be marked for identification in a uniform manner that is clearly visible from the street serving the site. NFPA 501A sec 6.1.2</p>	(a) Street names	(b) Site separation lines	(c) Site numbers	(d) Water supplies for fire protection personnel	(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3
(a) Street names	(b) Site separation lines						
(c) Site numbers	(d) Water supplies for fire protection personnel						
(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3						

Lot #11 Structural Improvement / Modifications

	<p>Finding(s):</p> <ul style="list-style-type: none"> • Homes do not meet the minimum requirement for distance or 1-hour fire resistance rating. • Some egress windows and doors are blocked (or boarded). • Accessory buildings built with non-combustible material do not meet the 3 ft adjacent distance. • Accessory buildings built with combustible material do not meet the 5 ft adjacent distance. <p>Action Required:</p> <ul style="list-style-type: none"> • No portion of a manufactured home, excluding the tongue, shall be located closer than 3 m (10 ft) side to side, 2.4 m (8 ft) end to side, or 1.8 m (6 ft) end to end horizontally from any other manufactured home or community building unless the exposed composite walls and roof of either structure are without openings and constructed of materials that will provide a 1-hour fire resistance rating or the structures are separated by a 1-hour fire-rated barrier. (See 6.4.1.) NFPA 501A sec 6.2.1.1 • All manufactured homes, accessory buildings, structures, and community buildings shall be located and maintained in such a manner that required egress windows or doors are not blocked. NFPA 501A sec 6.2.3.5
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- Accessory buildings or structures shall be permitted to be located immediately adjacent to a site line when constructed entirely of materials that do not support combustion and provided that such buildings or structures are not less than 0.9m(3 ft) from an accessory building or structure on an adjacent site. NFPA 501A sec 6.4.1.1 EXAMPLE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.
- An accessory building or structure constructed of combustible materials shall be located no closer than 1.5 m (5 ft) from the site line of an adjoining site. NFPA 501A sec 6.4.1.2

NOTE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.

- Numerous violations were identified that don't meet the 1999 Zoning Resolution of Frontier County. See Section 13 for Frontier County Codes

Finding(s):

- Homes do not meet the minimum requirement for distance or 1-hour fire resistance rating.
- Some egress windows and doors are blocked (or boarded).
- Accessory buildings built with non-combustible material do not meet the 3 ft adjacent distance.
- Accessory buildings built with combustible material do not meet the 5 ft adjacent distance.




LOT #11 COUNTY ASSESSOR INFORMATION

LOT #12

Lot # 12 Inspection Findings

Lot #12 Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))	
No Pictures taken	<p>Finding(s): Stairs are not in safe working condition and do not meet the basic requirements of the International Residential Code (IRC) or 1997 Uniform Building Code (UBC).</p> <hr/> <p>Action Required: The Stairs- Residential Building Code for the U.S. is a municipal regulation. Thus it varies by state and town. Some jurisdictions base their legislation on the 2012 International Residential Code (IRC). Other communities seem to be still using the 1997 Uniform Building Code (UBC). In all cases, each jurisdiction has amended the code to reflect local concerns.. i.e. flooding or earthquake prone areas.</p> <ul style="list-style-type: none"> • Maximum overhang for nosing is somewhere between 1 ¼" & 1 ½". Some states legislate a minimum of ¾", including floor and landings. • Riser Height: Maximum of between 7 ¾" & 8 ¼" (some states regulate a minimum of 6") • Run: Minimum between 9-10" (not counting the part underneath the "nosing" of the tread above). With a note that runs of over 10 1/2" will usually require three balusters per tread to comply with the 4" maximum opening between spindles. • Stair Width: Minimum 36" with a stipulation allowing a wall mounted handrail to project from each side 3 ½" <p>Handrail: shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Height: 34" – 38" Continuity: Handrails shall be continuous for the full length of the stairs and handrails ends shall be returned or terminate in newel posts or safety terminals. Handrails shall have a space of not less than 1 ½" between a wall and the handrail.</p>

Lot #12 Electric Services Inspection	
	<p>Finding(s): "There are enough problems in and on every structure to necessitate hiring a licensed Electrical Contractor to inspect, correct, and bring the said facilities up to minimum code safety standards."</p> <hr/> <p>Action Required: Gary Lofton recommendation "is that since there are some issues with almost every service and or panel board in the facility, that each owner hire a licensed electrical contractor to do an inspection to whatever edition of the NEC, 2014 for example and then make corrections based on the contractors recommendations.</p> <p>Manufactured Home Site and Community Electrical Equipment and Installations. Sites and communities provided with electrical service shall have all electrical equipment and installations designed, constructed, and maintained in accordance with the applicable provisions of NFPA 70, National Electrical Code®. NFPA 501A sec 5.1</p>

Lot #12 Environmental – Wastewater (Residential & Toilets / Sewage)



Finding(s):

- The sewage treatment systems for the trailers are largely an unknown entity as to where they exist and sizing. Believed to be a failed system.

Action Required:

Each septic tank shall have an inspection pipe at least six inches in diameter over both the inlet and outlet devices. The inspection pipe shall extend to or above the ground surface and be capped flush or above finished grade. The inspection pipe cap shall be properly secured to prevent unwarranted access. Flexible hosing needs to be replaced with water tight and air tight service connections of Schedule 40 PVC hard pipe to prevent the potential of flexible hoses tearing and leaking. Any surface discharge of household waste water is illegal according to NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems. Should future improvements be necessary to any of these systems they will be expected to comply with NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems.

Lot #12 Environmental – Water Supply



Finding(s):

- Distribution piping.
- Cross-Connection.
- Water hoses are not to be used for distribution of water to trailer.
- Hook up from service riser to trailer needs to be flexible metal hook up.

Action Required:

All areas of 179 NAC must be followed for Chapter 21 Operation And Maintenance Of Transient Non-Community Public Water Systems

Lot #12 Environmental Assessment



Finding(s):

Household Hazardous material can be highly hazardous to occupant safety. Material should be stored as directed by the manufacturer. Containers should always be labeled for the material that is inside the container for safety. When material is no longer being used it should be disposed of properly.

Action Required:

Nebraska's Household Hazardous Waste Program has several dates / locations for home owners to dispose of unwanted material. The most common material that is accepted is as follows:

LAWN & GARDEN

Lighter fluid/Torch fuel; Pesticides; Insecticides; Flea/tick products; Herbicides; Insect Sprays; Small propane cylinders (for camping) and Pool chemicals

AUTOMOTIVE

Power steering fluid; Transmission Fluid; Mixed gasoline; Grease removers; Old gasoline; Brake Fluid and Upholstery cleaners

HOME IMPROVEMENT

Oil-based stains; Adhesives; Paint thinner; Oil-based paint; Turpentine; Furniture stripper and Wood preservatives

HOUSEHOLD

Spot removers; Bleach Cleaners; Fluorescent tubes; Compact bulbs (CFLs); Mothballs; Solvent-based polishes; Drain/Oven Cleaners; Small capacitors; Glues and Mercury thermometers & thermostats

Lot #12 Safety and Health – Fire Prevention & Protection



Finding(s):

- Flammable liquids, gases, or liquid or gas fuel-powered equipment being stored under homes.
- Cylinders not on firm foundation and not properly secured.
- Cylinders are not stored in proper proximity as prescribed by NFPA 58
- Fire hazards such as dry brush, leaves, weeds, and other combustible material are present that can contribute to the spread of a fire.
- Life safety code is not being followed.
- Reasonable access is not available for Emergency Personnel

Action Required:



1. The space under manufactured homes and accessory buildings and structures shall not be used for the storage of combustible materials or for the storage or placement therein of flammable liquids, gases, or liquid or gas fuel-powered equipment. NFPA 501A sec 6.3.6.1

2. Installation of Cylinders. Cylinders shall be installed only above ground and shall be set upon a firm foundation or be otherwise firmly secured. Flexibility shall be provided in the connecting piping. The requirements of 3.2.17 shall apply. NFPA 58 sec 3.2.5



3. Containers installed outside of buildings, whether of the portable type replaced on a cylinder exchange basis or permanently installed and refilled at the installation, shall be located with respect to the adjacent containers, important building, group of buildings, or line of adjoining property that can be built upon, in accordance with Tables 3.2.2.2, 3.2.2.4, and 3.2.2.6(f) and the following:

A. Cylinders installed alongside of buildings shall be located and installed so that the discharge from the cylinder pressure relief device is at least 3 ft (1 m) horizontally away from any building opening that is below the level of such discharge. The discharge from cylinder pressure relief devices shall be located not less than 5 ft (1.5 m) in any direction away from any exterior source of ignition, openings into direct-vent (sealed combustion system) appliances, or mechanical ventilation air intakes.

B. Cylinders shall not be located and installed underneath any building unless the space is open to the atmosphere for 50 percent of its perimeter or more.

C. The distance measured horizontally from the point of discharge of a container pressure relief valve to any building opening below the level of such discharge shall be in accordance with Table 3.2.2.2(d).



D. The distance from any of the following, measured in any direction, shall be in accordance with Table 3.2.2.2(d):

- 1) From the point of discharge of a container pressure relief valve
- 2) The vent of a fixed maximum liquid level gauge on a container
- 3) The installed location of the filling connection of a container to any of the following:
 - a. Exterior source of ignition
 - b. Openings into direct-vent (sealed combustion system) appliances
 - c. Mechanical ventilation air intakes NFPA 58 sec 3.2.2.2

4. All areas and individual sites within the manufactured home community shall be maintained so as to be free of dry brush, leaves, weeds, and other debris that could contribute to the spread of fire within the site or community. NFPA 501A sec 6.3.3

	<p>5. General. Responsibility for life safety and fire safety within manufactured home communities shall be that of the owners and operators of the community. NFPA 501A sec 6.1</p> <p>6. Arrangement of manufactured homes and accessory buildings or structures on the site shall not restrict reasonable access to the site by emergency personnel. NFPA 501A sec 6.1.1.1</p> <p style="padding-left: 40px;">The site plan shall include, but not be limited to, the following information:</p> <table style="margin-left: 80px; border: none;"> <tr> <td>(a) Street names</td> <td>(b) Site separation lines</td> </tr> <tr> <td>(c) Site numbers</td> <td>(d) Water supplies for fire protection personnel</td> </tr> <tr> <td>(e) Fire alarms</td> <td>(f) Utility disconnects NFPA 501A sec 6.1.1.3</td> </tr> </table> <p>7. Each street name in the manufactured home community shall be clearly marked with signs, and each manufactured home site shall be marked for identification in a uniform manner that is clearly visible from the street serving the site. NFPA 501A sec 6.1.2</p>	(a) Street names	(b) Site separation lines	(c) Site numbers	(d) Water supplies for fire protection personnel	(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3
(a) Street names	(b) Site separation lines						
(c) Site numbers	(d) Water supplies for fire protection personnel						
(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3						


Lot #12 Structural Improvement / Modifications


 	<p>Finding(s):</p> <ul style="list-style-type: none"> • Homes do not meet the minimum requirement for distance or 1-hour fire resistance rating. • Some egress windows and doors are blocked (or boarded). • Accessory buildings built with non-combustible material do not meet the 3 ft adjacent distance. • Accessory buildings built with combustible material do not meet the 5 ft adjacent distance. <p>Action Required:</p> <ul style="list-style-type: none"> • No portion of a manufactured home, excluding the tongue, shall be located closer than 3 m (10 ft) side to side, 2.4 m (8 ft) end to side, or 1.8 m (6 ft) end to end horizontally from any other manufactured home or community building unless the exposed composite walls and roof of either structure are without openings and constructed of materials that will provide a 1-hour fire resistance rating or the structures are separated by a 1-hour fire-rated barrier. (See 6.4.1.) NFPA 501A sec 6.2.1.1 • All manufactured homes, accessory buildings, structures, and community buildings shall be located and maintained in such a manner that required egress windows or doors are not blocked. NFPA 501A sec 6.2.3.5 • Accessory buildings or structures shall be permitted to be located immediately adjacent to a site line when constructed entirely of materials that do not support combustion and provided that such buildings or structures are not less than 0.9m(3 ft) from an accessory building or structure on an adjacent site. NFPA 501A sec 6.4.1.1 EXAMPLE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches. • An accessory building or structure constructed of combustible materials shall be located no closer than 1.5 m (5 ft) from the site line of an adjoining site. NFPA 501A sec 6.4.1.2 <p>NOTE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.</p> <ul style="list-style-type: none"> • Numerous violations were identified that don't meet the 1999 Zoning Resolution of Frontier County. See Section 13 for Frontier County Codes <p>Finding(s):</p> <ul style="list-style-type: none"> • Homes do not meet the minimum requirement for distance or 1-hour fire resistance rating. • Some egress windows and doors are blocked (or boarded). • Accessory buildings built with non-combustible material do not meet the 3 ft adjacent distance. • Accessory buildings built with combustible material do not meet the 5 ft adjacent distance.
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LOT #12 COUNTY ASSESSOR INFORMATION



LOT #13

Lot # 13 Inspection Findings



Lot #13 Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))	
	<p>Finding(s): Stairs are not in safe working condition and do not meet the basic requirements of the International Residential Code (IRC) or 1997 Uniform Building Code (UBC).</p> <hr/> <p>Action Required: The Stairs- Residential Building Code for the U.S. is a municipal regulation. Thus it varies by state and town. Some jurisdictions base their legislation on the 2012 International Residential Code (IRC). Other communities seem to be still using the 1997 Uniform Building Code (UBC). In all cases, each jurisdiction has amended the code to reflect local concerns.. i.e. flooding or earthquake prone areas.</p> <ul style="list-style-type: none"> • Maximum overhang for nosing is somewhere between 1 ¼" & 1 ½". Some states legislate a minimum of ¾", including floor and landings. • Riser Height: Maximum of between 7 ¾" & 8 ¼" (some states regulate a minimum of 6") • Run: Minimum between 9-10" (not counting the part underneath the "nosing" of the tread above). With a note that runs of over 10 1/2" will usually require three balusters per tread to comply with the 4" maximum opening between spindles. • Stair Width: Minimum 36" with a stipulation allowing a wall mounted handrail to project from each side 3 ½" <p>Handrail: shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Height: 34" – 38" Continuity: Handrails shall be continuous for the full length of the stairs and handrails ends shall be returned or terminate in newel posts or safety terminals. Handrails shall have a space of not less than 1 ½" between a wall and the handrail.</p>

Lot #13 Electric Services Inspection	
	<p>Finding(s): "There are enough problems in and on every structure to necessitate hiring a licensed Electrical Contractor to inspect, correct, and bring the said facilities up to minimum code safety standards."</p> <hr/> <p>Action Required: Gary Lofton recommendation "is that since there are some issues with almost every service and or panel board in the facility, that each owner hire a licensed electrical contractor to do an inspection to whatever edition of the NEC, 2014 for example and then make corrections based on the contractors recommendations.</p> <p>Manufactured Home Site and Community Electrical Equipment and Installations. Sites and communities provided with electrical service shall have all electrical equipment and installations designed, constructed, and maintained in accordance with the applicable provisions of NFPA 70, National Electrical Code®. NFPA 501A sec 5.1</p>

Lot #13 Environmental – Wastewater (Residential & Toilets / Sewage)

	<p>Finding(s):</p> <ul style="list-style-type: none"> The sewage treatment systems for the trailers are largely an unknown entity as to where they exist and sizing. Believed to be a failed system.
	<p>Action Required:</p> <p>Each septic tank shall have an inspection pipe at least six inches in diameter over both the inlet and outlet devices. The inspection pipe shall extend to or above the ground surface and be capped flush or above finished grade. The inspection pipe cap shall be properly secured to prevent unwarranted access.</p> <p>Flexible hosing needs to be replaced with water tight and air tight service connections of Schedule 40 PVC hard pipe to prevent the potential of flexible hoses tearing and leaking.</p> <p>Any surface discharge of household waste water is illegal according to NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems.</p> <p>Should future improvements be necessary to any of these systems they will be expected to comply with NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems.</p>

Lot #13 Environmental – Water Supply

	<p>Finding(s):</p> <ul style="list-style-type: none"> Leaking distribution piping. Cross-Connection. Water hoses are not to be used for distribution of water to trailer. Hook up from service riser to trailer needs to be flexible metal hook up.
	<p>Action Required:</p> <p>All areas of 179 NAC must be followed for Chapter 21 Operation And Maintenance Of Transient Non-Community Public Water Systems</p>

Lot #13 Environmental Assessment

<p>NA</p>	<p>Finding(s): No Findings</p> <p>Action Required: NA</p>
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Lot #13 Safety and Health – Fire Prevention & Protection



Finding(s):

- Flammable liquids, gases, or liquid or gas fuel-powered equipment being stored under homes.
- Cylinders not on firm foundation and not properly secured.
- Cylinders are not stored in proper proximity as prescribed by NFPA 58
- Fire hazards such as dry brush, leaves, weeds, and other combustible material are present that can contribute to the spread of a fire.
- Life safety code is not being followed.
- Reasonable access is not available for Emergency Personnel

Action Required:

1. The space under manufactured homes and accessory buildings and structures shall not be used for the storage of combustible materials or for the storage or placement therein of flammable liquids, gases, or liquid or gas fuel-powered equipment. NFPA 501A sec 6.3.6.1

2. Installation of Cylinders. Cylinders shall be installed only above ground and shall be set upon a firm foundation or be otherwise firmly secured. Flexibility shall be provided in the connecting piping. The requirements of 3.2.17 shall apply. NFPA 58 sec 3.2.5

3. Containers installed outside of buildings, whether of the portable type replaced on a cylinder exchange basis or permanently installed and refilled at the installation, shall be located with respect to the adjacent containers, important building, group of buildings, or line of adjoining property that can be built upon, in accordance with Tables 3.2.2.2, 3.2.2.4, and 3.2.2.6(f) and the following:

A. Cylinders installed alongside of buildings shall be located and installed so that the discharge from the cylinder pressure relief device is at least 3 ft (1 m) horizontally away from any building opening that is below the level of such discharge. The discharge from cylinder pressure relief devices shall be located not less than 5 ft (1.5 m) in any direction away from any exterior source of ignition, openings into direct-vent (sealed combustion system) appliances, or mechanical ventilation air intakes.

B. Cylinders shall not be located and installed underneath any building unless the space is open to the atmosphere for 50 percent of its perimeter or more.

C. The distance measured horizontally from the point of discharge of a container pressure relief valve to any building opening below the level of such discharge shall be in accordance with Table 3.2.2.2(d).



D. The distance from any of the following, measured in any direction, shall be in accordance with Table 3.2.2.2(d):

- 1) From the point of discharge of a container pressure relief valve
- 2) The vent of a fixed maximum liquid level gauge on a container
- 3) The installed location of the filling connection of a container to any of the following:
 - a. Exterior source of ignition
 - b. Openings into direct-vent (sealed combustion system) appliances
 - c. Mechanical ventilation air intakes NFPA 58 sec 3.2.2.2

4. All areas and individual sites within the manufactured home community shall be maintained so as to be free of dry brush, leaves, weeds, and other debris that could contribute to the spread of fire within the site or

	<p>community. NFPA 501A sec 6.3.3</p> <p>5. General. Responsibility for life safety and fire safety within manufactured home communities shall be that of the owners and operators of the community. NFPA 501A sec 6.1</p> <p>6. Arrangement of manufactured homes and accessory buildings or structures on the site shall not restrict reasonable access to the site by emergency personnel. NFPA 501A sec 6.1.1.1</p> <p>The site plan shall include, but not be limited to, the following information:</p> <table border="0"> <tr> <td>(a) Street names</td> <td>(b) Site separation lines</td> </tr> <tr> <td>(c) Site numbers</td> <td>(d) Water supplies for fire protection personnel</td> </tr> <tr> <td>(e) Fire alarms</td> <td>(f) Utility disconnects NFPA 501A sec 6.1.1.3</td> </tr> </table> <p>7. Each street name in the manufactured home community shall be clearly marked with signs, and each manufactured home site shall be marked for identification in a uniform manner that is clearly visible from the street serving the site. NFPA 501A sec 6.1.2</p>	(a) Street names	(b) Site separation lines	(c) Site numbers	(d) Water supplies for fire protection personnel	(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3
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(c) Site numbers	(d) Water supplies for fire protection personnel						
(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3						

Lot #13 Structural Improvement / Modifications


 	<p>Finding(s):</p> <ul style="list-style-type: none"> Homes do not meet the minimum requirement for distance or 1-hour fire resistance rating. Some egress windows and doors are blocked (or boarded). Accessory buildings built with non-combustible material do not meet the 3 ft adjacent distance. Accessory buildings built with combustible material do not meet the 5 ft adjacent distance. <p>Action Required:</p> <ul style="list-style-type: none"> No portion of a manufactured home, excluding the tongue, shall be located closer than 3 m (10 ft) side to side, 2.4 m (8 ft) end to side, or 1.8 m (6 ft) end to end horizontally from any other manufactured home or community building unless the exposed composite walls and roof of either structure are without openings and constructed of materials that will provide a 1-hour fire resistance rating or the structures are separated by a 1-hour fire-rated barrier. (See 6.4.1.) NFPA 501A sec 6.2.1.1 All manufactured homes, accessory buildings, structures, and community buildings shall be located and maintained in such a manner that required egress windows or doors are not blocked. NFPA 501A sec 6.2.3.5 Accessory buildings or structures shall be permitted to be located immediately adjacent to a site line when constructed entirely of materials that do not support combustion and provided that such buildings or structures are not less than 0.9m(3 ft) from an accessory building or structure on an adjacent site. NFPA 501A sec 6.4.1.1 EXAMPLE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches. An accessory building or structure constructed of combustible materials shall be located no closer than 1.5 m (5 ft) from the site line of an adjoining site. NFPA 501A sec 6.4.1.2 <p>NOTE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.</p> <ul style="list-style-type: none"> Numerous violations were identified that don't meet the 1999 Zoning Resolution of Frontier County. See Section 13 for Frontier County Codes
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LOT #13 COUNTY ASSESSOR INFORMATION

LOT #13B

Lot # 13B Inspection Findings

Lot #13B Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))	
	<p>Finding(s): Stairs are not in safe working condition and do not meet the basic requirements of the International Residential Code (IRC) or 1997 Uniform Building Code (UBC).</p> <hr/> <p>Action Required: The Stairs- Residential Building Code for the U.S. is a municipal regulation. Thus it varies by state and town. Some jurisdictions base their legislation on the 2012 International Residential Code (IRC). Other communities seem to be still using the 1997 Uniform Building Code (UBC). In all cases, each jurisdiction has amended the code to reflect local concerns.. i.e. flooding or earthquake prone areas.</p> <ul style="list-style-type: none"> • Maximum overhang for nosing is somewhere between 1 ¼" & 1 ½". Some states legislate a minimum of ¾", including floor and landings. • Riser Height: Maximum of between 7 ¾" & 8 ¼" (some states regulate a minimum of 6") • Run: Minimum between 9-10" (not counting the part underneath the "nosing" of the tread above). With a note that runs of over 10 1/2" will usually require three balusters per tread to comply with the 4" maximum opening between spindles. • Stair Width: Minimum 36" with a stipulation allowing a wall mounted handrail to project from each side 3 ½" <p>Handrail: shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Height: 34" – 38" Continuity: Handrails shall be continuous for the full length of the stairs and handrails ends shall be returned or terminate in newel posts or safety terminals. Handrails shall have a space of not less than 1 ½" between a wall and the handrail.</p>

Lot #13B Electric Services Inspection	
	<p>Finding(s): "There are enough problems in and on every structure to necessitate hiring a licensed Electrical Contractor to inspect, correct, and bring the said facilities up to minimum code safety standards."</p> <hr/> <p>Action Required: Gary Lofton recommendation "is that since there are some issues with almost every service and or panel board in the facility, that each owner hire a licensed electrical contractor to do an inspection to whatever edition of the NEC, 2014 for example and then make corrections based on the contractors recommendations.</p> <p>Manufactured Home Site and Community Electrical Equipment and Installations. Sites and communities provided with electrical service shall have all electrical equipment and installations designed, constructed, and maintained in accordance with the applicable provisions of NFPA 70, National Electrical Code®. NFPA 501A sec 5.1</p>

Lot #13B Environmental – Wastewater (Residential & Toilets / Sewage)



Finding(s):

- A pipe to the ground surface that appeared to be draining running water from the trailer, perhaps a leaking valve from a clothes washing machine.
- The sewage treatment systems for the trailers are largely an unknown entity as to where they exist and sizing. Believed to be a failed system.



Action Required:

Each septic tank shall have an inspection pipe at least six inches in diameter over both the inlet and outlet devices. The inspection pipe shall extend to or above the ground surface and be capped flush or above finished grade. The inspection pipe cap shall be properly secured to prevent unwarranted access. Flexible hosing needs to be replaced with water tight and air tight service connections of Schedule 40 PVC hard pipe to prevent the potential of flexible hoses tearing and leaking. Any surface discharge of household waste water is illegal according to NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems. Should future improvements be necessary to any of these systems they will be expected to comply with NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems.



Lot #13B Environmental – Water Supply



Finding(s):

- Leaking distribution piping.
- Leaking yard hydrant.
- Ridged yard hydrant.
- Distribution piping.
- Cross-Connection.
- Water hoses are not to be used for distribution of water to trailer.
- Hook up from service riser to trailer needs to be flexible metal hook up.



Action Required:

All areas of 179 NAC must be followed for Chapter 21 Operation And Maintenance Of Transient Non-Community Public Water Systems



Lot #13B Environmental Assessment



Finding(s):

Household Hazardous material can be highly hazardous to occupant safety. Material should be stored as directed by the manufacturer. Containers should always be labeled for the material that is inside the container for safety. When material is no longer being used it should be disposed of properly.

Action Required:

Nebraska's Household Hazardous Waste Program has several dates / locations for home owners to dispose of unwanted material. The most common material that is accepted is as follows:

LAWN & GARDEN

Lighter fluid/Torch fuel; Pesticides; Insecticides; Flea/tick products; Herbicides; Insect Sprays; Small propane cylinders (for camping) and Pool chemicals

AUTOMOTIVE

Power steering fluid; Transmission Fluid; Mixed gasoline; Grease removers; Old gasoline; Brake Fluid and Upholstery cleaners

HOME IMPROVEMENT

Oil-based stains; Adhesives; Paint thinner; Oil-based paint; Turpentine; Furniture stripper and Wood preservatives

HOUSEHOLD

Spot removers; Bleach Cleaners; Fluorescent tubes; Compact bulbs (CFLs); Mothballs; Solvent-based polishes; Drain/Oven Cleaners; Small capacitors; Glues and Mercury thermometers & thermostats

Lot #13B Safety and Health – Fire Prevention & Protection



Finding(s):

- Flammable liquids, gases, or liquid or gas fuel-powered equipment being stored under homes.
- Cylinders not on firm foundation and not properly secured.
- Cylinders are not stored in proper proximity as prescribed by NFPA 58
- Fire hazards such as dry brush, leaves, weeds, and other combustible material are present that can contribute to the spread of a fire.
- Life safety code is not being followed.
- Reasonable access is not available for Emergency Personnel

Action Required:

1. The space under manufactured homes and accessory buildings and structures shall not be used for the storage of combustible materials or for the storage or placement therein of flammable liquids, gases, or liquid or gas fuel-powered equipment. NFPA 501A sec 6.3.6.1



2. Installation of Cylinders. Cylinders shall be installed only above ground and shall be set upon a firm foundation or be otherwise firmly secured. Flexibility shall be provided in the connecting piping. The requirements of 3.2.17 shall apply. NFPA 58 sec 3.2.5



3. Containers installed outside of buildings, whether of the portable type replaced on a cylinder exchange basis or permanently installed and refilled at the installation, shall be located with respect to the adjacent containers, important building, group of buildings, or line of adjoining property that can be built upon, in accordance with Tables 3.2.2.2, 3.2.2.4, and 3.2.2.6(f) and the following:

A. Cylinders installed alongside of buildings shall be located and installed so that the discharge from the cylinder pressure relief device is at least 3 ft (1 m) horizontally away from any building opening that is below the level of such discharge. The discharge from cylinder pressure relief devices shall be located not less than 5 ft (1.5 m) in any direction away from any exterior source of ignition, openings into direct-vent (sealed combustion system) appliances, or mechanical ventilation air intakes.

B. Cylinders shall not be located and installed underneath any building unless the space is open to the

	<p>atmosphere for 50 percent of its perimeter or more.</p> <p>C. The distance measured horizontally from the point of discharge of a container pressure relief valve to any building opening below the level of such discharge shall be in accordance with Table 3.2.2.2(d).</p> <p>D. The distance from any of the following, measured in any direction, shall be in accordance with Table 3.2.2.2(d):</p> <ol style="list-style-type: none"> 1) From the point of discharge of a container pressure relief valve 2) The vent of a fixed maximum liquid level gauge on a container 3) The installed location of the filling connection of a container to any of the following: <ol style="list-style-type: none"> a. Exterior source of ignition b. Openings into direct-vent (sealed combustion system) appliances c. Mechanical ventilation air intakes NFPA 58 sec 3.2.2.2 <p>4. All areas and individual sites within the manufactured home community shall be maintained so as to be free of dry brush, leaves, weeds, and other debris that could contribute to the spread of fire within the site or community. NFPA 501A sec 6.3.3</p> <p>5. General. Responsibility for life safety and fire safety within manufactured home communities shall be that of the owners and operators of the community. NFPA 501A sec 6.1</p> <p>6. Arrangement of manufactured homes and accessory buildings or structures on the site shall not restrict reasonable access to the site by emergency personnel. NFPA 501A sec 6.1.1.1</p> <p>The site plan shall include, but not be limited to, the following information:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">(a) Street names</td> <td style="width: 50%;">(b) Site separation lines</td> </tr> <tr> <td>(c) Site numbers</td> <td>(d) Water supplies for fire protection personnel</td> </tr> <tr> <td>(e) Fire alarms</td> <td>(f) Utility disconnects NFPA 501A sec 6.1.1.3</td> </tr> </table> <p>7. Each street name in the manufactured home community shall be clearly marked with signs, and each manufactured home site shall be marked for identification in a uniform manner that is clearly visible from the street serving the site. NFPA 501A sec 6.1.2</p>	(a) Street names	(b) Site separation lines	(c) Site numbers	(d) Water supplies for fire protection personnel	(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3
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Lot #13B Structural Improvement / Modifications



Finding(s):

- Homes do not meet the minimum requirement for distance or 1-hour fire resistance rating.
- Some egress windows and doors are blocked (or boarded).
- Accessory buildings built with non-combustible material do not meet the 3 ft adjacent distance.
- Accessory buildings built with combustible material do not meet the 5 ft adjacent distance.

Action Required:

- No portion of a manufactured home, excluding the tongue, shall be located closer than 3 m (10 ft) side to side, 2.4 m (8 ft) end to side, or 1.8 m (6 ft) end to end horizontally from any other manufactured home or community building unless the exposed composite walls and roof of either structure are without openings and constructed of materials that will provide a 1-hour fire resistance rating or the structures are separated by a 1-hour fire-rated barrier. (See 6.4.1.) NFPA 501A sec 6.2.1.1
- All manufactured homes, accessory buildings, structures, and community buildings shall be located and maintained in such a manner that required egress windows or doors are not blocked. NFPA 501A sec 6.2.3.5
- Accessory buildings or structures shall be permitted to be located immediately adjacent to a site line when constructed entirely of materials that do not support combustion and provided that such buildings or structures are not less than 0.9m(3 ft) from an accessory building or structure on an adjacent site. NFPA 501A sec 6.4.1.1 EXAMPLE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.
- An accessory building or structure constructed of combustible materials shall be located no closer than 1.5 m (5 ft) from the site line of an adjoining site. NFPA 501A sec 6.4.1.2

NOTE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.

- Numerous violations were identified that don't meet the 1999 Zoning Resolution of Frontier County. See Section 13 for Frontier County Codes

Finding(s):

- Homes do not meet the minimum requirement for distance or 1-hour fire resistance rating.
- Some egress windows and doors are blocked (or boarded).
- Accessory buildings built with non-combustible material do not meet the 3 ft adjacent distance.
- Accessory buildings built with combustible material do not meet the 5 ft adjacent distance.


LOT #13B COUNTY ASSESSOR INFORMATION

LOT #13B SITE MODIFICATION / CORRESPONDENCE


LOT #14

Lot # 14 Inspection Findings

Lot #14 Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))

	<p>Finding(s): Stairs are not in safe working condition and do not meet the basic requirements of the International Residential Code (IRC) or 1997 Uniform Building Code (UBC).</p> <p>Action Required: The Stairs- Residential Building Code for the U.S. is a municipal regulation. Thus it varies by state and town. Some jurisdictions base their legislation on the 2012 International Residential Code (IRC). Other communities seem to be still using the 1997 Uniform Building Code (UBC). In all cases, each jurisdiction has amended the code to reflect local concerns.. i.e. flooding or earthquake prone areas. Maximum overhang for nosing is somewhere between 1 ¼" & 1 ½". Some states legislate a minimum of ¾", including floor and landings. Riser Height: Maximum of between 7 ¾" & 8 ¼" (some states regulate a minimum of 6") Run: Minimum between 9-10" (not counting the part underneath the "nosing" of the tread above). With a note that runs of over 10 1/2" will usually require three balusters per tread to comply with the 4" maximum opening between spindles. Stair Width: Minimum 36" with a stipulation allowing a wall mounted handrail to project from each side 3 ½" Handrail: shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Height: 34" – 38" Continuity: Handrails shall be continuous for the full length of the stairs and handrails ends shall be returned or terminate in newel posts or safety terminals. Handrails shall have a space of not less than 1 ½" between a wall and the handrail.</p>
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Lot #14 Electric Services Inspection

	<p>Finding(s): "There are enough problems in and on every structure to necessitate hiring a licensed Electrical Contractor to inspect, correct, and bring the said facilities up to minimum code safety standards."</p> <p>Action Required: Gary Lofton recommendation "is that since there are some issues with almost every service and or panel board in the facility, that each owner hire a licensed electrical contractor to do an inspection to whatever edition of the NEC, 2014 for example and then make corrections based on the contractors recommendations. Manufactured Home Site and Community Electrical Equipment and Installations. Sites and communities provided with electrical service shall have all electrical equipment and installations designed, constructed, and maintained in accordance with the applicable provisions of NFPA 70, National Electrical Code®. NFPA 501A sec 5.1</p>
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Lot #14 Environmental – Wastewater (Residential & Toilets / Sewage)

No Picture Access	<p>Finding(s):</p> <ul style="list-style-type: none"> The sewage treatment systems for the trailers are largely an unknown entity as to where they exist and sizing. Believed to be a failed system. <p>Action Required:</p> <p>Each septic tank shall have an inspection pipe at least six inches in diameter over both the inlet and outlet devices. The inspection pipe shall extend to or above the ground surface and be capped flush or above finished grade. The inspection pipe cap shall be properly secured to prevent unwarranted access. Flexible hosing needs to be replaced with water tight and air tight service connections of Schedule 40 PVC hard pipe to prevent the potential of flexible hoses tearing and leaking. Any surface discharge of household waste water is illegal according to NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems. Should future improvements be necessary to any of these systems they will be expected to comply with NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems.</p>
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Lot #14 Environmental – Water Supply

NA	<p>Finding(s): No Findings</p> <p>Action Required: NA</p>
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Lot #14 Environmental Assessment

NA	<p>Finding(s): No Findings</p> <p>Action Required: NA</p>
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Lot #14 Safety and Health – Fire Prevention & Protection

	<p>Finding(s):</p> <ul style="list-style-type: none"> Flammable liquids, gases, or liquid or gas fuel-powered equipment being stored under homes. Cylinders not on firm foundation and not properly secured. Cylinders are not stored in proper proximity as prescribed by NFPA 58 Fire hazards such as dry brush, leaves, weeds, and other combustible material are present that can contribute to the spread of a fire. Life safety code is not being followed. Reasonable access is not available for Emergency Personnel <p>Action Required:</p> <ol style="list-style-type: none"> The space under manufactured homes and accessory buildings and structures shall not be used for the storage of combustible materials or for the storage or placement therein of flammable liquids, gases, or liquid or gas fuel-powered equipment. NFPA 501A sec 6.3.6.1 Installation of Cylinders. Cylinders shall be installed only above ground and shall be set upon a firm foundation or be otherwise firmly secured. Flexibility shall be provided in the connecting piping. The requirements of 3.2.17 shall apply. NFPA 58 sec 3.2.5 Containers installed outside of buildings, whether of the portable type replaced on a cylinder exchange basis or permanently installed and refilled at the installation, shall be located with respect to the adjacent containers, important building, group of buildings, or line of adjoining property that can be built upon, in accordance with Tables 3.2.2.2, 3.2.2.4, and 3.2.2.6(f) and the following: <ul style="list-style-type: none"> A. Cylinders installed alongside of buildings shall be located and installed so that the discharge from the cylinder pressure relief device is at least 3 ft (1 m) horizontally away from any building opening
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that is below the level of such discharge. The discharge from cylinder pressure relief devices shall be located not less than 5 ft (1.5 m) in any direction away from any exterior source of ignition, openings into direct-vent (sealed combustion system) appliances, or mechanical ventilation air intakes.

B. Cylinders shall not be located and installed underneath any building unless the space is open to the atmosphere for 50 percent of its perimeter or more.

C. The distance measured horizontally from the point of discharge of a container pressure relief valve to any building opening below the level of such discharge shall be in accordance with Table 3.2.2.2(d).

D. The distance from any of the following, measured in any direction, shall be in accordance with Table 3.2.2.2(d):

- 1) From the point of discharge of a container pressure relief valve
- 2) The vent of a fixed maximum liquid level gauge on a container
- 3) The installed location of the filling connection of a container to any of the following:
 - a. Exterior source of ignition
 - b. Openings into direct-vent (sealed combustion system) appliances
 - c. Mechanical ventilation air intakes NFPA 58 sec 3.2.2.2

4. All areas and individual sites within the manufactured home community shall be maintained so as to be free of dry brush, leaves, weeds, and other debris that could contribute to the spread of fire within the site or community. NFPA 501A sec 6.3.3

5. General. Responsibility for life safety and fire safety within manufactured home communities shall be that of the owners and operators of the community. NFPA 501A sec 6.1

6. Arrangement of manufactured homes and accessory buildings or structures on the site shall not restrict reasonable access to the site by emergency personnel. NFPA 501A sec 6.1.1.1

The site plan shall include, but not be limited to, the following information:

- | | |
|------------------|--|
| (a) Street names | (b) Site separation lines |
| (c) Site numbers | (d) Water supplies for fire protection personnel |
| (e) Fire alarms | (f) Utility disconnects NFPA 501A sec 6.1.1.3 |

7. Each street name in the manufactured home community shall be clearly marked with signs, and each manufactured home site shall be marked for identification in a uniform manner that is clearly visible from the street serving the site. NFPA 501A sec 6.1.2

Lot #14 Structural Improvement / Modifications



Finding(s):

- Homes do not meet the minimum requirement for distance or 1-hour fire resistance rating.
- Some egress windows and doors are blocked (or boarded).
- Accessory buildings built with non-combustible material do not meet the 3 ft adjacent distance.
- Accessory buildings built with combustible material do not meet the 5 ft adjacent distance.

Action Required:

- No portion of a manufactured home, excluding the tongue, shall be located closer than 3 m (10 ft) side to side, 2.4 m (8 ft) end to side, or 1.8 m (6 ft) end to end horizontally from any other manufactured home or community building unless the exposed composite walls and roof of either structure are without openings and constructed of materials that will provide a 1-hour fire resistance rating or the structures are separated by a 1-hour fire-rated barrier. (See 6.4.1.) NFPA 501A sec 6.2.1.1
- All manufactured homes, accessory buildings, structures, and community buildings shall be located and maintained in such a manner that required egress windows or doors are not blocked. NFPA 501A sec 6.2.3.5
- Accessory buildings or structures shall be permitted to be located immediately adjacent to a site line when constructed entirely of materials that do not support combustion and provided that such buildings or structures are not less than 0.9m(3 ft) from an accessory building or structure on an adjacent site. NFPA 501A sec 6.4.1.1 EXAMPLE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.
- An accessory building or structure constructed of combustible materials shall be located no closer than 1.5 m (5 ft) from the site line of an adjoining site. NFPA 501A sec 6.4.1.2

NOTE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.

- Numerous violations were identified that don't meet the 1999 Zoning Resolution of Frontier County. See Section 13 for Frontier County Codes



LOT #14 COUNTY ASSESSOR INFORMATION

LOT #15

Lot # 15 Inspection Findings

Lot #15 Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))



Finding(s):

Stairs are not in safe working condition and do not meet the basic requirements of the International Residential Code (IRC) or 1997 Uniform Building Code (UBC).

Action Required:

The Stairs- Residential Building Code for the U.S. is a municipal regulation. Thus it varies by state and town. Some jurisdictions base their legislation on the 2012 International Residential Code (IRC). Other communities seem to be still using the 1997 Uniform Building Code (UBC). In all cases, each jurisdiction has amended the code to reflect local concerns.. i.e. flooding or earthquake prone areas. Maximum overhang for nosing is somewhere between 1 ¼" & 1 ½". Some states legislate a minimum of ¾", including floor and landings.

Riser Height: Maximum of between 7 ¾" & 8 ¼" (some states regulate a minimum of 6")

Run: Minimum between 9-10" (not counting the part underneath the "nosing" of the tread above). With a note that runs of over 10 1/2" will usually require three balusters per tread to comply with the 4" maximum opening between spindles.

Stair Width: Minimum 36" with a stipulation allowing a wall mounted handrail to project from each side 3 ½"

Handrail: shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Height: 34" – 38" Continuity: Handrails shall be continuous for the full length of the stairs and handrails ends shall be returned or terminate in newel posts or safety terminals. Handrails shall have a space of not less than 1 ½" between a wall and the handrail.

Lot #15 Electric Services Inspection



Finding(s):

"There are enough problems in and on every structure to necessitate hiring a licensed Electrical Contractor to inspect, correct, and bring the said facilities up to minimum code safety standards."

Action Required:






Gary Lofton recommendation "is that since there are some issues with almost every service and or panel board in the facility, that **each owner hire a licensed electrical** contractor to do an inspection to whatever edition of the NEC, 2014 for example and then make corrections based on the contractors recommendations.

Manufactured Home Site and Community Electrical Equipment and Installations. Sites and communities provided with electrical service shall have all electrical equipment and installations designed, constructed, and maintained in accordance with the applicable provisions of NFPA 70, National Electrical Code®. NFPA 501A sec 5.1

Lot #15 Environmental – Wastewater (Residential & Toilets / Sewage)

No Picture Access	<p>Finding(s):</p> <ul style="list-style-type: none"> The sewage treatment systems for the trailers are largely an unknown entity as to where they exist and sizing. Believed to be a failed system. <p>Action Required:</p> <p>Each septic tank shall have an inspection pipe at least six inches in diameter over both the inlet and outlet devices. The inspection pipe shall extend to or above the ground surface and be capped flush or above finished grade. The inspection pipe cap shall be properly secured to prevent unwarranted access. Flexible hosing needs to be replaced with water tight and air tight service connections of Schedule 40 PVC hard pipe to prevent the potential of flexible hoses tearing and leaking. Any surface discharge of household waste water is illegal according to NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems. Should future improvements be necessary to any of these systems they will be expected to comply with NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems.</p>
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Lot #15 Environmental – Water Supply

	<p>Finding(s):</p> <ul style="list-style-type: none"> Leaking distribution piping. Leaking yard hydrant. Distribution piping. Cross-Connection. Water hoses are not to be used for distribution of water to trailer. Hook up from service riser to trailer needs to be flexible metal hook up.
 	<p>Action Required: All areas of 179 NAC must be followed for Chapter 21 Operation And Maintenance Of Transient Non-Community Public Water Systems</p>  

Lot #15 Environmental Assessment

NA	<p>Finding(s): No Findings</p> <p>Action Required: NA</p>
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Lot #15 Safety and Health – Fire Prevention & Protection



Finding(s):

- Flammable liquids, gases, or liquid or gas fuel-powered equipment being stored under homes.
- Cylinders not on firm foundation and not properly secured.
- Cylinders are not stored in proper proximity as prescribed by NFPA 58
- Fire hazards such as dry brush, leaves, weeds, and other combustible material are present that can contribute to the spread of a fire.
- Life safety code is not being followed.
- Reasonable access is not available for Emergency Personnel

Action Required:

1. The space under manufactured homes and accessory buildings and structures shall not be used for the storage of combustible materials or for the storage or placement therein of flammable liquids, gases, or liquid or gas fuel-powered equipment. NFPA 501A sec 6.3.6.1

2. Installation of Cylinders. Cylinders shall be installed only above ground and shall be set upon a firm foundation or be otherwise firmly secured. Flexibility shall be provided in the connecting piping. The requirements of 3.2.17 shall apply. NFPA 58 sec 3.2.5

3. Containers installed outside of buildings, whether of the portable type replaced on a cylinder exchange basis or permanently installed and refilled at the installation, shall be located with respect to the adjacent containers, important building, group of buildings, or line of adjoining property that can be built upon, in accordance with Tables 3.2.2.2, 3.2.2.4, and 3.2.2.6(f) and the following:

A. Cylinders installed alongside of buildings shall be located and installed so that the discharge from the cylinder pressure relief device is at least 3 ft (1 m) horizontally away from any building opening that is below the level of such discharge. The discharge from cylinder pressure relief devices shall be located not less than 5 ft (1.5 m) in any direction away from any exterior source of ignition, openings into direct-vent (sealed combustion system) appliances, or mechanical ventilation air intakes.

B. Cylinders shall not be located and installed underneath any building unless the space is open to the atmosphere for 50 percent of its perimeter or more.

C. The distance measured horizontally from the point of discharge of a container pressure relief valve to any building opening below the level of such discharge shall be in accordance with Table 3.2.2.2(d).

D. The distance from any of the following, measured in any direction, shall be in accordance with Table 3.2.2.2(d):

- 1) From the point of discharge of a container pressure relief valve
- 2) The vent of a fixed maximum liquid level gauge on a container
- 3) The installed location of the filling connection of a container to any of the following:
 - a. Exterior source of ignition
 - b. Openings into direct-vent (sealed combustion system) appliances
 - c. Mechanical ventilation air intakes NFPA 58 sec 3.2.2.2

4. All areas and individual sites within the manufactured home community shall be maintained so as to be free of dry brush, leaves, weeds, and other debris that could contribute to the spread of fire within the site

	<p>or community. NFPA 501A sec 6.3.3</p> <p>5. General. Responsibility for life safety and fire safety within manufactured home communities shall be that of the owners and operators of the community. NFPA 501A sec 6.1</p> <p>6. Arrangement of manufactured homes and accessory buildings or structures on the site shall not restrict reasonable access to the site by emergency personnel. NFPA 501A sec 6.1.1.1</p> <p style="padding-left: 40px;">The site plan shall include, but not be limited to, the following information:</p> <table style="margin-left: 80px; border: none;"> <tr> <td>(a) Street names</td> <td>(b) Site separation lines</td> </tr> <tr> <td>(c) Site numbers</td> <td>(d) Water supplies for fire protection personnel</td> </tr> <tr> <td>(e) Fire alarms</td> <td>(f) Utility disconnects NFPA 501A sec 6.1.1.3</td> </tr> </table> <p>7. Each street name in the manufactured home community shall be clearly marked with signs, and each manufactured home site shall be marked for identification in a uniform manner that is clearly visible from the street serving the site. NFPA 501A sec 6.1.2</p>	(a) Street names	(b) Site separation lines	(c) Site numbers	(d) Water supplies for fire protection personnel	(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3
(a) Street names	(b) Site separation lines						
(c) Site numbers	(d) Water supplies for fire protection personnel						
(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3						

Lot #15 Structural Improvement / Modifications

	<p>Finding(s):</p> <ul style="list-style-type: none"> • Homes do not meet the minimum requirement for distance or 1-hour fire resistance rating. • Some egress windows and doors are blocked (or boarded). • Accessory buildings built with non-combustible material do not meet the 3 ft adjacent distance. • Accessory buildings built with combustible material do not meet the 5 ft adjacent distance. <p>Action Required:</p> <ul style="list-style-type: none"> • No portion of a manufactured home, excluding the tongue, shall be located closer than 3 m (10 ft) side to side, 2.4 m (8 ft) end to side, or 1.8 m (6 ft) end to end horizontally from any other manufactured home or community building unless the exposed composite walls and roof of either structure are without openings and constructed of materials that will provide a 1-hour fire resistance rating or the structures are separated by a 1-hour fire-rated barrier. (See 6.4.1.) NFPA 501A sec 6.2.1.1 • All manufactured homes, accessory buildings, structures, and community buildings shall be located and maintained in such a manner that required egress windows or doors are not blocked. NFPA 501A sec 6.2.3.5 • Accessory buildings or structures shall be permitted to be located immediately adjacent to a site line when constructed entirely of materials that do not support combustion and provided that such buildings or structures are not less than 0.9m(3 ft) from an accessory building or structure on an adjacent site. NFPA 501A sec 6.4.1.1 EXAMPLE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches. • An accessory building or structure constructed of combustible materials shall be located no closer than 1.5 m (5 ft) from the site line of an adjoining site. NFPA 501A sec 6.4.1.2 <p>NOTE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.</p> <ul style="list-style-type: none"> • Numerous violations were identified that don't meet the 1999 Zoning Resolution of Frontier County. See Section 13 for Frontier County Codes
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LOT #15 COUNTY ASSESSOR INFORMATION

LOT #16




Lot # 16 Inspection Findings

Lot #16 Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))	
NA	<p>Finding(s): No Findings</p> <p>Action Required: NA</p>

Lot #16 Electric Services Inspection	
	<p>Finding(s): "There are enough problems in and on every structure to necessitate hiring a licensed Electrical Contractor to inspect, correct, and bring the said facilities up to minimum code safety standards."</p> <p>Action Required: Gary Lofton recommendation "is that since there are some issues with almost every service and or panel board in the facility, that each owner hire a licensed electrical contractor to do an inspection to whatever edition of the NEC, 2014 for example and then make corrections based on the contractors recommendations.</p> <p>Manufactured Home Site and Community Electrical Equipment and Installations. Sites and communities provided with electrical service shall have all electrical equipment and installations designed, constructed, and maintained in accordance with the applicable provisions of NFPA 70, National Electrical Code®. NFPA 501A sec 5.1</p>

Lot #16 Environmental – Wastewater (Residential & Toilets / Sewage)	
No Picture Access	<p>Finding(s):</p> <ul style="list-style-type: none"> The sewage treatment systems for the trailers are largely an unknown entity as to where they exist and sizing. Believed to be a failed system. <p>Action Required: Each septic tank shall have an inspection pipe at least six inches in diameter over both the inlet and outlet devices. The inspection pipe shall extend to or above the ground surface and be capped flush or above finished grade. The inspection pipe cap shall be properly secured to prevent unwarranted access. Flexible hosing needs to be replaced with water tight and air tight service connections of Schedule 40 PVC hard pipe to prevent the potential of flexible hoses tearing and leaking. Any surface discharge of household waste water is illegal according to NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems. Should future improvements be necessary to any of these systems they will be expected to comply with NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems.</p>




Lot #16 Environmental – Water Supply

	<p>Finding(s):</p> <ul style="list-style-type: none"> • Distribution piping. • Cross-Connection. • Water hoses are not to be used for distribution of water to trailer. • Hook up from service riser to trailer needs to be flexible metal hook up.
	<p>Action Required: All areas of 179 NAC must be followed for Chapter 21 Operation And Maintenance Of Transient Non-Community Public Water Systems</p>
	

Lot #16 Environmental Assessment

NA	<p>Finding(s): No Findings</p>
	<p>Action Required: NA</p>

Lot #16 Safety and Health – Fire Prevention & Protection

	<p>Finding(s):</p> <ul style="list-style-type: none"> • Flammable liquids, gases, or liquid or gas fuel-powered equipment being stored under homes. • Cylinders not on firm foundation and not properly secured. • Cylinders are not stored in proper proximity as prescribed by NFPA 58 • Fire hazards such as dry brush, leaves, weeds, and other combustible material are present that can contribute to the spread of a fire. • Life safety code is not being followed. • Reasonable access is not available for Emergency Personnel
	<p>Action Required:</p> <ol style="list-style-type: none"> 1. The space under manufactured homes and accessory buildings and structures shall not be used for the storage of combustible materials or for the storage or placement therein of flammable liquids, gases, or liquid or gas fuel-powered equipment. NFPA 501A sec 6.3.6.1 2. Installation of Cylinders. Cylinders shall be installed only above ground and shall be set upon a firm foundation or be otherwise firmly secured. Flexibility shall be provided in the connecting piping. The requirements of 3.2.17 shall apply. NFPA 58 sec 3.2.5 3. Containers installed outside of buildings, whether of the portable type replaced on a cylinder exchange basis or permanently installed and refilled at the installation, shall be located with respect to the adjacent containers, important building, group of buildings, or line of adjoining property that can be built upon, in accordance with Tables 3.2.2.2, 3.2.2.4, and 3.2.2.6(f) and the following: <ul style="list-style-type: none"> A. Cylinders installed alongside of buildings shall be located and installed so that the discharge from the
	

	<p>cylinder pressure relief device is at least 3 ft (1 m) horizontally away from any building opening that is below the level of such discharge. The discharge from cylinder pressure relief devices shall be located not less than 5 ft (1.5 m) in any direction away from any exterior source of ignition, openings into direct-vent (sealed combustion system) appliances, or mechanical ventilation air intakes.</p> <p>B. Cylinders shall not be located and installed underneath any building unless the space is open to the atmosphere for 50 percent of its perimeter or more.</p> <p>C. The distance measured horizontally from the point of discharge of a container pressure relief valve to any building opening below the level of such discharge shall be in accordance with Table 3.2.2.2(d).</p> <p>D. The distance from any of the following, measured in any direction, shall be in accordance with Table 3.2.2.2(d):</p> <ol style="list-style-type: none"> 1) From the point of discharge of a container pressure relief valve 2) The vent of a fixed maximum liquid level gauge on a container 3) The installed location of the filling connection of a container to any of the following: <ol style="list-style-type: none"> a. Exterior source of ignition b. Openings into direct-vent (sealed combustion system) appliances c. Mechanical ventilation air intakes NFPA 58 sec 3.2.2.2 <p>4. All areas and individual sites within the manufactured home community shall be maintained so as to be free of dry brush, leaves, weeds, and other debris that could contribute to the spread of fire within the site or community. NFPA 501A sec 6.3.3</p> <p>5. General. Responsibility for life safety and fire safety within manufactured home communities shall be that of the owners and operators of the community. NFPA 501A sec 6.1</p> <p>6. Arrangement of manufactured homes and accessory buildings or structures on the site shall not restrict reasonable access to the site by emergency personnel. NFPA 501A sec 6.1.1.1</p> <p>The site plan shall include, but not be limited to, the following information:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">(a) Street names</td> <td style="width: 50%;">(b) Site separation lines</td> </tr> <tr> <td>(c) Site numbers</td> <td>(d) Water supplies for fire protection personnel</td> </tr> <tr> <td>(e) Fire alarms</td> <td>(f) Utility disconnects NFPA 501A sec 6.1.1.3</td> </tr> </table> <p>7. Each street name in the manufactured home community shall be clearly marked with signs, and each manufactured home site shall be marked for identification in a uniform manner that is clearly visible from the street serving the site. NFPA 501A sec 6.1.2</p>	(a) Street names	(b) Site separation lines	(c) Site numbers	(d) Water supplies for fire protection personnel	(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3
(a) Street names	(b) Site separation lines						
(c) Site numbers	(d) Water supplies for fire protection personnel						
(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3						

Lot #16 Structural Improvement / Modifications	
NA	<p>Finding(s): No Findings</p>
	<p>Action Required: NA</p>



LOT #16 COUNTY ASSESSOR INFORMATION

LOT #17

Lot # 17 Inspection Findings

<p align="center">Lot #17 Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))</p>	
	<p>Finding(s): Stairs are not in safe working condition and do not meet the basic requirements of the International Residential Code (IRC) or 1997 Uniform Building Code (UBC).</p> <hr/> <p>Action Required: The Stairs- Residential Building Code for the U.S. is a municipal regulation. Thus it varies by state and town. Some jurisdictions base their legislation on the 2012 International Residential Code (IRC). Other communities seem to be still using the 1997 Uniform Building Code (UBC). In all cases, each jurisdiction has amended the code to reflect local concerns.. i.e. flooding or earthquake prone areas.</p> <ol style="list-style-type: none"> 1. Maximum overhang for nosing is somewhere between 1 ¼" & 1 ½". Some states legislate a minimum of ¾", including floor and landings. 2. Riser Height: Maximum of between 7 ¾" & 8 ¼" (some states regulate a minimum of 6") 3. Run: Minimum between 9-10" (not counting the part underneath the "nosing" of the tread above). With a note that runs of over 10 1/2" will usually require three balusters per tread to comply with the 4" maximum opening between spindles. 4. Stair Width: Minimum 36" with a stipulation allowing a wall mounted handrail to project from each side 3 ½" <p>Handrail: shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Height: 34" – 38" Continuity: Handrails shall be continuous for the full length of the stairs and handrails ends shall be returned or terminate in newel posts or safety terminals. Handrails shall have a space of not less than 1 ½" between a wall and the handrail.</p>

<p align="center">Lot #17 Electric Services Inspection</p>	
	<p>Finding(s): "There are enough problems in and on every structure to necessitate hiring a licensed Electrical Contractor to inspect, correct, and bring the said facilities up to minimum code safety standards."</p> <hr/> <p>Action Required: Gary Lofton recommendation "is that since there are some issues with almost every service and or panel board in the facility, that each owner hire a licensed electrical contractor to do an inspection to whatever edition of the NEC, 2014 for example and then make corrections based on the contractors recommendations.</p> <p>Manufactured Home Site and Community Electrical Equipment and Installations. Sites and communities provided with electrical service shall have all electrical equipment and installations designed, constructed, and maintained in accordance with the applicable provisions of NFPA 70, National Electrical Code®. NFPA 501A sec 5.1</p>

Lot #17 Environmental – Wastewater (Residential & Toilets / Sewage)



Finding(s):

- The sewage treatment systems for the trailers are largely an unknown entity as to where they exist and sizing. Believed to be a failed system.
- Sewage treatment system for trailer is unknown. This is a failed system.

Action Required:
 Each septic tank shall have an inspection pipe at least six inches in diameter over both the inlet and outlet devices. The inspection pipe shall extend to or above the ground surface and be capped flush or above finished grade. The inspection pipe cap shall be properly secured to prevent unwarranted access. Flexible hosing needs to be replaced with water tight and air tight service connections of Schedule 40 PVC hard pipe to prevent the potential of flexible hoses tearing and leaking. Any surface discharge of household waste water is illegal according to NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems. Should future improvements be necessary to any of these systems they will be expected to comply with NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems.

Lot #17 Environmental – Water Supply



Finding(s):

- Distribution piping.
- Cross-Connection.
- Water hoses are not to be used for distribution of water to trailer.
- Hook up from service riser to trailer needs to be flexible metal hook up.

Action Required:
 All areas of 179 NAC must be followed for Chapter 21 Operation And Maintenance Of Transient Non-Community Public Water Systems



Lot #17 Environmental Assessment



Finding(s):

Household Hazardous material can be highly hazardous to occupant safety. Material should be stored as directed by the manufacturer. Containers should always be labeled for the material that is inside the container for safety. When material is no longer being used it should be disposed of properly.

Action Required:

Nebraska's Household Hazardous Waste Program has several dates / locations for home owners to dispose of unwanted material. The most common material that is accepted is as follows:

LAWN & GARDEN

Lighter fluid/Torch fuel; Pesticides; Insecticides; Flea/tick products; Herbicides; Insect Sprays; Small propane cylinders (for camping) and Pool chemicals

AUTOMOTIVE

Power steering fluid; Transmission Fluid; Mixed gasoline; Grease removers; Old gasoline; Brake Fluid and Upholstery cleaners

HOME IMPROVEMENT

Oil-based stains; Adhesives; Paint thinner; Oil-based paint; Turpentine; Furniture stripper and Wood preservatives

HOUSEHOLD

Spot removers; Bleach Cleaners; Fluorescent tubes; Compact bulbs (CFLs); Mothballs; Solvent-based polishes; Drain/Oven Cleaners; Small capacitors; Glues and Mercury thermometers & thermostats

Lot #17 Safety and Health – Fire Prevention & Protection



Finding(s):

- Flammable liquids, gases, or liquid or gas fuel-powered equipment being stored under homes.
- Cylinders not on firm foundation and not properly secured.
- Cylinders are not stored in proper proximity as prescribed by NFPA 58
- Fire hazards such as dry brush, leaves, weeds, and other combustible material are present that can contribute to the spread of a fire.
- Life safety code is not being followed.
- Reasonable access is not available for Emergency Personnel

Action Required:

1. The space under manufactured homes and accessory buildings and structures shall not be used for the storage of combustible materials or for the storage or placement therein of flammable liquids, gases, or liquid or gas fuel-powered equipment. NFPA 501A sec 6.3.6.1
2. Installation of Cylinders. Cylinders shall be installed only above ground and shall be set upon a firm foundation or be otherwise firmly secured. Flexibility shall be provided in the connecting piping. The requirements of 3.2.17 shall apply. NFPA 58 sec 3.2.5
3. Containers installed outside of buildings, whether of the portable type replaced on a cylinder exchange basis or permanently installed and refilled at the installation, shall be located with respect to the adjacent containers, important building, group of buildings, or line of adjoining property that can be built upon, in accordance with Tables 3.2.2.2, 3.2.2.4, and 3.2.2.6(f) and the following:
 - A. Cylinders installed alongside of buildings shall be located and installed so that the discharge from the cylinder pressure relief device is at least 3 ft (1 m) horizontally away from any building opening that is below the level of such discharge. The discharge from cylinder pressure relief devices shall be located not less than 5 ft (1.5 m) in any direction away from any exterior source of ignition, openings into direct-vent (sealed combustion system) appliances, or mechanical ventilation air intakes.
 - B. Cylinders shall not be located and installed underneath any building unless the space is open to the atmosphere for 50 percent of its perimeter or more.


	<p>C. The distance measured horizontally from the point of discharge of a container pressure relief valve to any building opening below the level of such discharge shall be in accordance with Table 3.2.2.2(d).</p> <p>D. The distance from any of the following, measured in any direction, shall be in accordance with Table 3.2.2.2(d):</p> <ol style="list-style-type: none"> 1) From the point of discharge of a container pressure relief valve 2) The vent of a fixed maximum liquid level gauge on a container 3) The installed location of the filling connection of a container to any of the following: <ol style="list-style-type: none"> a. Exterior source of ignition b. Openings into direct-vent (sealed combustion system) appliances c. Mechanical ventilation air intakes NFPA 58 sec 3.2.2.2 <p>4. All areas and individual sites within the manufactured home community shall be maintained so as to be free of dry brush, leaves, weeds, and other debris that could contribute to the spread of fire within the site or community. NFPA 501A sec 6.3.3</p> <p>5. General. Responsibility for life safety and fire safety within manufactured home communities shall be that of the owners and operators of the community. NFPA 501A sec 6.1</p> <p>6. Arrangement of manufactured homes and accessory buildings or structures on the site shall not restrict reasonable access to the site by emergency personnel. NFPA 501A sec 6.1.1.1</p> <p style="padding-left: 40px;">The site plan shall include, but not be limited to, the following information:</p> <table style="margin-left: 80px; border: none;"> <tr> <td>(a) Street names</td> <td>(b) Site separation lines</td> </tr> <tr> <td>(c) Site numbers</td> <td>(d) Water supplies for fire protection personnel</td> </tr> <tr> <td>(e) Fire alarms</td> <td>(f) Utility disconnects NFPA 501A sec 6.1.1.3</td> </tr> </table> <p>7. Each street name in the manufactured home community shall be clearly marked with signs, and each manufactured home site shall be marked for identification in a uniform manner that is clearly visible from the street serving the site. NFPA 501A sec 6.1.2</p>	(a) Street names	(b) Site separation lines	(c) Site numbers	(d) Water supplies for fire protection personnel	(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3
(a) Street names	(b) Site separation lines						
(c) Site numbers	(d) Water supplies for fire protection personnel						
(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3						





Lot #17 Structural Improvement / Modifications	
NA	Finding(s): No Findings
	Action Required: NA

LOT #17 COUNTY ASSESSOR INFORMATION


LOT #17B

Lot # 17B Inspection Findings


Lot #17B Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))	
	<p>Finding(s): Stairs are not in safe working condition and do not meet the basic requirements of the International Residential Code (IRC) or 1997 Uniform Building Code (UBC).</p> <p>Action Required: The Stairs- Residential Building Code for the U.S. is a municipal regulation. Thus it varies by state and town. Some jurisdictions base their legislation on the 2012 International Residential Code (IRC). Other communities seem to be still using the 1997 Uniform Building Code (UBC). In all cases, each jurisdiction has amended the code to reflect local concerns.. i.e. flooding or earthquake prone areas.</p> <ul style="list-style-type: none"> • Maximum overhang for nosing is somewhere between 1 ¼" & 1 ½". Some states legislate a minimum of ¾", including floor and landings. • Riser Height: Maximum of between 7 ¾" & 8 ¼" (some states regulate a minimum of 6") • Run: Minimum between 9-10" (not counting the part underneath the "nosing" of the tread above). With a note that runs of over 10 1/2" will usually require three balusters per tread to comply with the 4" maximum opening between spindles. • Stair Width: Minimum 36" with a stipulation allowing a wall mounted handrail to project from each side 3 ½" <p>Handrail: shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Height: 34" – 38" Continuity: Handrails shall be continuous for the full length of the stairs and handrails ends shall be returned or terminate in newel posts or safety terminals. Handrails shall have a space of not less than 1 ½" between a wall and the handrail.</p>

Lot #17B Electric Services Inspection	
    	<p>Finding(s): "There are enough problems in and on every structure to necessitate hiring a licensed Electrical Contractor to inspect, correct, and bring the said facilities up to minimum code safety standards."</p> <p>Action Required: Gary Lofton recommendation "is that since there are some issues with almost every service and or panel board in the facility, that each owner hire a licensed electrical contractor to do an inspection to whatever edition of the NEC, 2014 for example and then make corrections based on the contractors recommendations.</p> <p>Manufactured Home Site and Community Electrical Equipment and Installations. Sites and communities provided with electrical service shall have all electrical equipment and installations designed, constructed, and maintained in accordance with the applicable provisions of NFPA 70, National Electrical Code®. NFPA 501A sec 5.1</p>

Lot #17B Environmental – Wastewater (Residential & Toilets / Sewage)

	<p>Finding(s):</p> <ul style="list-style-type: none"> • The sewage treatment systems for the trailers are largely an unknown entity as to where they exist and sizing. Believed to be a failed system. • There are hoses and material other than PVC being used from the holding tanks to the (unknown) sewer riser hookups. <p>Action Required:</p> <p>Each septic tank shall have an inspection pipe at least six inches in diameter over both the inlet and outlet devices. The inspection pipe shall extend to or above the ground surface and be capped flush or above finished grade. The inspection pipe cap shall be properly secured to prevent unwarranted access. Flexible hosing needs to be replaced with water tight and air tight service connections of Schedule 40 PVC hard pipe to prevent the potential of flexible hoses tearing and leaking. Any surface discharge of household waste water is illegal according to NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems. Should future improvements be necessary to any of these systems they will be expected to comply with NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems.</p>
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Lot #17B Environmental – Water Supply

	<p>Finding(s):</p> <ul style="list-style-type: none"> • Leaking distribution piping. • Leaking yard hydrant. • Ridged yard hydrant. • Distribution piping. • Cross-Connection. • Water hoses are not to be used for distribution of water to trailer. • Hook up from service riser to trailer needs to be flexible metal hook up. <p>Action Required:</p> <p>All areas of 179 NAC must be followed for Chapter 21 Operation And Maintenance Of Transient Non-Community Public Water Systems</p>
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Lot #17B Environmental Assessment

<p>NA</p>	<p>Finding(s): No Findings</p> <p>Action Required: NA</p>
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Lot #17B Safety and Health – Fire Prevention & Protection



Finding(s):

- Flammable liquids, gases, or liquid or gas fuel-powered equipment being stored under homes.
- Cylinders not on firm foundation and not properly secured.
- Cylinders are not stored in proper proximity as prescribed by NFPA 58
- Fire hazards such as dry brush, leaves, weeds, and other combustible material are present that can contribute to the spread of a fire.
- Life safety code is not being followed.
- Reasonable access is not available for Emergency Personnel

Action Required:

1. The space under manufactured homes and accessory buildings and structures shall not be used for the storage of combustible materials or for the storage or placement therein of flammable liquids, gases, or liquid or gas fuel-powered equipment. NFPA 501A sec 6.3.6.1

2. Installation of Cylinders. Cylinders shall be installed only above ground and shall be set upon a firm foundation or be otherwise firmly secured. Flexibility shall be provided in the connecting piping. The requirements of 3.2.17 shall apply. NFPA 58 sec 3.2.5

3. Containers installed outside of buildings, whether of the portable type replaced on a cylinder exchange basis or permanently installed and refilled at the installation, shall be located with respect to the adjacent containers, important building, group of buildings, or line of adjoining property that can be built upon, in accordance with Tables 3.2.2.2, 3.2.2.4, and 3.2.2.6(f) and the following:

A. Cylinders installed alongside of buildings shall be located and installed so that the discharge from the cylinder pressure relief device is at least 3 ft (1 m) horizontally away from any building opening that is below the level of such discharge. The discharge from cylinder pressure relief devices shall be located not less than 5 ft (1.5 m) in any direction away from any exterior source of ignition, openings into direct-vent (sealed combustion system) appliances, or mechanical ventilation air intakes.

B. Cylinders shall not be located and installed underneath any building unless the space is open to the atmosphere for 50 percent of its perimeter or more.

C. The distance measured horizontally from the point of discharge of a container pressure relief valve to any building opening below the level of such discharge shall be in accordance with Table 3.2.2.2(d).


D. The distance from any of the following, measured in any direction, shall be in accordance with Table 3.2.2.2(d):

- 1) From the point of discharge of a container pressure relief valve
- 2) The vent of a fixed maximum liquid level gauge on a container
- 3) The installed location of the filling connection of a container to any of the following:
 - a. Exterior source of ignition
 - b. Openings into direct-vent (sealed combustion system) appliances
 - c. Mechanical ventilation air intakes NFPA 58 sec 3.2.2.2

4. All areas and individual sites within the manufactured home community shall be maintained so as to be

	<p>free of dry brush, leaves, weeds, and other debris that could contribute to the spread of fire within the site or community. NFPA 501A sec 6.3.3</p> <p>5. General. Responsibility for life safety and fire safety within manufactured home communities shall be that of the owners and operators of the community. NFPA 501A sec 6.1</p> <p>6. Arrangement of manufactured homes and accessory buildings or structures on the site shall not restrict reasonable access to the site by emergency personnel. NFPA 501A sec 6.1.1.1</p> <p style="padding-left: 40px;">The site plan shall include, but not be limited to, the following information:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">(a) Street names</td> <td style="width: 50%;">(b) Site separation lines</td> </tr> <tr> <td>(c) Site numbers</td> <td>(d) Water supplies for fire protection personnel</td> </tr> <tr> <td>(e) Fire alarms</td> <td>(f) Utility disconnects NFPA 501A sec 6.1.1.3</td> </tr> </table> <p>7. Each street name in the manufactured home community shall be clearly marked with signs, and each manufactured home site shall be marked for identification in a uniform manner that is clearly visible from the street serving the site. NFPA 501A sec 6.1.2</p>	(a) Street names	(b) Site separation lines	(c) Site numbers	(d) Water supplies for fire protection personnel	(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3
(a) Street names	(b) Site separation lines						
(c) Site numbers	(d) Water supplies for fire protection personnel						
(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3						

Lot #17B Structural Improvement / Modifications

	<p>Finding(s):</p> <ul style="list-style-type: none"> • Homes do not meet the minimum requirement for distance or 1-hour fire resistance rating. • Some egress windows and doors are blocked (or boarded). • Accessory buildings built with non-combustible material do not meet the 3 ft adjacent distance. • Accessory buildings built with combustible material do not meet the 5 ft adjacent distance. <p>Action Required:</p> <ul style="list-style-type: none"> • No portion of a manufactured home, excluding the tongue, shall be located closer than 3 m (10 ft) side to side, 2.4 m (8 ft) end to side, or 1.8 m (6 ft) end to end horizontally from any other manufactured home or community building unless the exposed composite walls and roof of either structure are without openings and constructed of materials that will provide a 1-hour fire resistance rating or the structures are separated by a 1-hour fire-rated barrier. (See 6.4.1.) NFPA 501A sec 6.2.1.1 • All manufactured homes, accessory buildings, structures, and community buildings shall be located and maintained in such a manner that required egress windows or doors are not blocked. NFPA 501A sec 6.2.3.5 • Accessory buildings or structures shall be permitted to be located immediately adjacent to a site line when constructed entirely of materials that do not support combustion and provided that such buildings or structures are not less than 0.9m(3 ft) from an accessory building or structure on an adjacent site. NFPA 501A sec 6.4.1.1 EXAMPLE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches. • An accessory building or structure constructed of combustible materials shall be located no closer than 1.5 m (5 ft) from the site line of an adjoining site. NFPA 501A sec 6.4.1.2 <p>NOTE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.</p> <ul style="list-style-type: none"> • Numerous violations were identified that don't meet the 1999 Zoning Resolution of Frontier County. See Section 13 for Frontier County Codes
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LOT #17B COUNTY ASSESSOR INFORMATION

LOT #18A

Lot # 18A Inspection Findings

Lot #18A Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))



Finding(s):

Stairs are not in safe working condition and do not meet the basic requirements of the International Residential Code (IRC) or 1997 Uniform Building Code (UBC).

Action Required:

The Stairs- Residential Building Code for the U.S. is a municipal regulation. Thus it varies by state and town. Some jurisdictions base their legislation on the 2012 International Residential Code (IRC). Other communities seem to be still using the 1997 Uniform Building Code (UBC). In all cases, each jurisdiction has amended the code to reflect local concerns.. i.e. flooding or earthquake prone areas.

- Maximum overhang for nosing is somewhere between 1 ¼" & 1 ½". Some states legislate a minimum of ¾", including floor and landings.
- Riser Height: Maximum of between 7 ¾" & 8 ¼" (some states regulate a minimum of 6")
- Run: Minimum between 9-10" (not counting the part underneath the "nosing" of the tread above). With a note that runs of over 10 1/2" will usually require three balusters per tread to comply with the 4" maximum opening between spindles.
- Stair Width: Minimum 36" with a stipulation allowing a wall mounted handrail to project from each side 3 ½"

Handrail: shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Height: 34" – 38" Continuity: Handrails shall be continuous for the full length of the stairs and handrails ends shall be returned or terminate in newel posts or safety terminals. Handrails shall have a space of not less than 1 ½" between a wall and the handrail.

Lot #18A Electric Services Inspection



Finding(s):

"There are enough problems in and on every structure to necessitate hiring a licensed Electrical Contractor to inspect, correct, and bring the said facilities up to minimum code safety standards."

Action Required:

Gary Lofton recommendation "is that since there are some issues with almost every service and or panel board in the facility, that **each owner hire a licensed electrical** contractor to do an inspection to whatever edition of the NEC, 2014 for example and then make corrections based on the contractors recommendations.

Manufactured Home Site and Community Electrical Equipment and Installations. Sites and communities provided with electrical service shall have all electrical equipment and installations designed, constructed, and maintained in accordance with the applicable provisions of NFPA 70, National Electrical Code®. NFPA 501A sec 5.1



Lot #18A Environmental – Wastewater (Residential & Toilets / Sewage)



Finding(s):

- The sewage treatment systems for the trailers are largely an unknown entity as to where they exist and sizing. Believed to be a failed system.
- Capped inlet/outlet device is not secured. Capped inlet/outlet device is damaged.

Action Required:

Each septic tank shall have an inspection pipe at least six inches in diameter over both the inlet and outlet devices. The inspection pipe shall extend to or above the ground surface and be capped flush or above finished grade. The inspection pipe cap shall be properly secured to prevent unwarranted access. Flexible hosing needs to be replaced with water tight and air tight service connections of Schedule 40 PVC hard pipe to prevent the potential of flexible hoses tearing and leaking. Any surface discharge of household waste water is illegal according to NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems. Should future improvements be necessary to any of these systems they will be expected to comply with NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems.

Lot #18A Environmental – Water Supply



Finding(s):

- Leaking distribution piping.
- Leaking yard hydrant.
- Ridged yard hydrant.
- Distribution piping.
- Cross-Connection.
- Water hoses are not to be used for distribution of water to trailer.
- Hook up from service riser to trailer needs to be flexible metal hook up.

Action Required:

All areas of 179 NAC must be followed for Chapter 21 Operation And Maintenance Of Transient Non-Community Public Water Systems



Lot #18A Environmental Assessment

NA	Finding(s): No Findings
	Action Required: NA

Lot #18A Safety and Health – Fire Prevention & Protection



Finding(s):

- Flammable liquids, gases, or liquid or gas fuel-powered equipment being stored under homes.
- Cylinders not on firm foundation and not properly secured.
- Cylinders are not stored in proper proximity as prescribed by NFPA 58
- Fire hazards such as dry brush, leaves, weeds, and other combustible material are present that can contribute to the spread of a fire.
- Life safety code is not being followed.
- Reasonable access is not available for Emergency Personnel

Action Required:

1. The space under manufactured homes and accessory buildings and structures shall not be used for the storage of combustible materials or for the storage or placement therein of flammable liquids, gases, or liquid or gas fuel-powered equipment. NFPA 501A sec 6.3.6.1

2. Installation of Cylinders. Cylinders shall be installed only above ground and shall be set upon a firm foundation or be otherwise firmly secured. Flexibility shall be provided in the connecting piping. The requirements of 3.2.17 shall apply. NFPA 58 sec 3.2.5

3. Containers installed outside of buildings, whether of the portable type replaced on a cylinder exchange basis or permanently installed and refilled at the installation, shall be located with respect to the adjacent containers, important building, group of buildings, or line of adjoining property that can be built upon, in accordance with Tables 3.2.2.2, 3.2.2.4, and 3.2.2.6(f) and the following:

A. Cylinders installed alongside of buildings shall be located and installed so that the discharge from the cylinder pressure relief device is at least 3 ft (1 m) horizontally away from any building opening that is below the level of such discharge. The discharge from cylinder pressure relief devices shall be located not less than 5 ft (1.5 m) in any direction away from any exterior source of ignition, openings into direct-vent (sealed combustion system) appliances, or mechanical ventilation air intakes.

B. Cylinders shall not be located and installed underneath any building unless the space is open to the atmosphere for 50 percent of its perimeter or more.

C. The distance measured horizontally from the point of discharge of a container pressure relief valve to any building opening below the level of such discharge shall be in accordance with Table 3.2.2.2(d).


D. The distance from any of the following, measured in any direction, shall be in accordance with Table 3.2.2.2(d):

- 1) From the point of discharge of a container pressure relief valve
- 2) The vent of a fixed maximum liquid level gauge on a container
- 3) The installed location of the filling connection of a container to any of the following:
 - a. Exterior source of ignition
 - b. Openings into direct-vent (sealed combustion system) appliances
 - c. Mechanical ventilation air intakes NFPA 58 sec 3.2.2.2

4. All areas and individual sites within the manufactured home community shall be maintained so as to be free of dry brush, leaves, weeds, and other debris that could contribute to the spread of fire within the site or

	<p>community. NFPA 501A sec 6.3.3</p> <p>5. General. Responsibility for life safety and fire safety within manufactured home communities shall be that of the owners and operators of the community. NFPA 501A sec 6.1</p> <p>6. Arrangement of manufactured homes and accessory buildings or structures on the site shall not restrict reasonable access to the site by emergency personnel. NFPA 501A sec 6.1.1.1</p> <p>The site plan shall include, but not be limited to, the following information:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">(a) Street names</td> <td style="width: 50%;">(b) Site separation lines</td> </tr> <tr> <td>(c) Site numbers</td> <td>(d) Water supplies for fire protection personnel</td> </tr> <tr> <td>(e) Fire alarms</td> <td>(f) Utility disconnects NFPA 501A sec 6.1.1.3</td> </tr> </table> <p>7. Each street name in the manufactured home community shall be clearly marked with signs, and each manufactured home site shall be marked for identification in a uniform manner that is clearly visible from the street serving the site. NFPA 501A sec 6.1.2</p>	(a) Street names	(b) Site separation lines	(c) Site numbers	(d) Water supplies for fire protection personnel	(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3
(a) Street names	(b) Site separation lines						
(c) Site numbers	(d) Water supplies for fire protection personnel						
(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3						

Lot #18A Structural Improvement / Modifications

	<p>Finding(s):</p> <ul style="list-style-type: none"> • Homes do not meet the minimum requirement for distance or 1-hour fire resistance rating. • Some egress windows and doors are blocked (or boarded). • Accessory buildings built with non-combustible material do not meet the 3 ft adjacent distance. • Accessory buildings built with combustible material do not meet the 5 ft adjacent distance. <p>Action Required:</p> <ul style="list-style-type: none"> • No portion of a manufactured home, excluding the tongue, shall be located closer than 3 m (10 ft) side to side, 2.4 m (8 ft) end to side, or 1.8 m (6 ft) end to end horizontally from any other manufactured home or community building unless the exposed composite walls and roof of either structure are without openings and constructed of materials that will provide a 1-hour fire resistance rating or the structures are separated by a 1-hour fire-rated barrier. (See 6.4.1.) NFPA 501A sec 6.2.1.1 • All manufactured homes, accessory buildings, structures, and community buildings shall be located and maintained in such a manner that required egress windows or doors are not blocked. NFPA 501A sec 6.2.3.5 • Accessory buildings or structures shall be permitted to be located immediately adjacent to a site line when constructed entirely of materials that do not support combustion and provided that such buildings or structures are not less than 0.9m(3 ft) from an accessory building or structure on an adjacent site. NFPA 501A sec 6.4.1.1 EXAMPLE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches. • An accessory building or structure constructed of combustible materials shall be located no closer than 1.5 m (5 ft) from the site line of an adjoining site. NFPA 501A sec 6.4.1.2 <p>NOTE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.</p> <ul style="list-style-type: none"> • Numerous violations were identified that don't meet the 1999 Zoning Resolution of Frontier County. See Section 13 for Frontier County Codes
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LOT #18A COUNTY ASSESSOR INFORMATION

LOT #19




Lot # 19 Inspection Findings

Lot #19 Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))	
EMPTY LOT (NO TRAILER)	Finding(s): NA
	Action Required: NA

Lot #19 Electric Services Inspection	
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  	<p>Finding(s): "There are enough problems in and on every structure to necessitate hiring a licensed Electrical Contractor to inspect, correct, and bring the said facilities up to minimum code safety standards."</p> <p>Action Required: Gary Lofton recommendation "is that since there are some issues with almost every service and or panel board in the facility, that each owner hire a licensed electrical contractor to do an inspection to whatever edition of the NEC, 2014 for example and then make corrections based on the contractors recommendations.</p> <p>Manufactured Home Site and Community Electrical Equipment and Installations. Sites and communities provided with electrical service shall have all electrical equipment and installations designed, constructed, and maintained in accordance with the applicable provisions of NFPA 70, National Electrical Code®. NFPA 501A sec 5.1</p>
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Lot #19 Environmental – Wastewater (Residential & Toilets / Sewage)	
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  	<p>Finding(s):</p> <ul style="list-style-type: none"> The sewage treatment systems for the trailers are largely an unknown entity as to where they exist and sizing. Believed to be a failed system. Capped inlet/outlet device is not secured. Capped inlet/outlet device is damaged. <p>Action Required: Each septic tank shall have an inspection pipe at least six inches in diameter over both the inlet and outlet devices. The inspection pipe shall extend to or above the ground surface and be capped flush or above finished grade. The inspection pipe cap shall be properly secured to prevent unwarranted access. Flexible hosing needs to be replaced with water tight and air tight service connections of Schedule 40 PVC hard pipe to prevent the potential of flexible hoses tearing and leaking. Any surface discharge of household waste water is illegal according to NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems. Should future improvements be necessary to any of these systems they will be expected to comply with NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems.</p>
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LOT #19 COUNTY ASSESSOR INFORMATION



LOT #20

Lot # 20 Inspection Findings

Lot #20 Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))

	<p>Finding(s): Stairs are not in safe working condition and do not meet the basic requirements of the International Residential Code (IRC) or 1997 Uniform Building Code (UBC).</p>
	<p>Action Required: The Stairs- Residential Building Code for the U.S. is a municipal regulation. Thus it varies by state and town. Some jurisdictions base their legislation on the 2012 International Residential Code (IRC). Other communities seem to be still using the 1997 Uniform Building Code (UBC). In all cases, each jurisdiction has amended the code to reflect local concerns.. i.e. flooding or earthquake prone areas.</p> <ul style="list-style-type: none"> • Maximum overhang for nosing is somewhere between 1 ¼" & 1 ½". Some states legislate a minimum of ¾", including floor and landings. • Riser Height: Maximum of between 7 ¾" & 8 ¼" (some states regulate a minimum of 6") • Run: Minimum between 9-10" (not counting the part underneath the "nosing" of the tread above). With a note that runs of over 10 1/2" will usually require three balusters per tread to comply with the 4" maximum opening between spindles. • Stair Width: Minimum 36" with a stipulation allowing a wall mounted handrail to project from each side 3 ½" <p>Handrail: shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Height: 34" – 38" Continuity: Handrails shall be continuous for the full length of the stairs and handrails ends shall be returned or terminate in newel posts or safety terminals. Handrails shall have a space of not less than 1 ½" between a wall and the handrail.</p>
	

Lot #20 Electric Services Inspection

	<p>Finding(s): "There are enough problems in and on every structure to necessitate hiring a licensed Electrical Contractor to inspect, correct, and bring the said facilities up to minimum code safety standards."</p>
	<p>Action Required: Gary Lofton recommendation "is that since there are some issues with almost every service and or panel board in the facility, that each owner hire a licensed electrical contractor to do an inspection to whatever edition of the NEC, 2014 for example and then make corrections based on the contractors recommendations.</p> <p>Manufactured Home Site and Community Electrical Equipment and Installations. Sites and communities provided with electrical service shall have all electrical equipment and installations designed, constructed, and maintained in accordance with the applicable provisions of NFPA 70, National Electrical Code®. NFPA 501A sec 5.1</p>

Lot #20 Environmental – Wastewater (Residential & Toilets / Sewage)



Finding(s):

- The sewage treatment systems for the trailers are largely an unknown entity as to where they exist and sizing. Believed to be a failed system.

Action Required:

Each septic tank shall have an inspection pipe at least six inches in diameter over both the inlet and outlet devices. The inspection pipe shall extend to or above the ground surface and be capped flush or above finished grade. The inspection pipe cap shall be properly secured to prevent unwarranted access. Flexible hosing needs to be replaced with water tight and air tight service connections of Schedule 40 PVC hard pipe to prevent the potential of flexible hoses tearing and leaking. Any surface discharge of household waste water is illegal according to NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems. Should future improvements be necessary to any of these systems they will be expected to comply with NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems.

Lot #20 Environmental – Water Supply



Finding(s):

- Leaking distribution piping.
- Leaking yard hydrant.
- Distribution piping.
- Water hoses are not to be used for distribution of water to trailer.
- Hook up from service riser to trailer needs to be flexible metal hook up.

Action Required:

All areas of 179 NAC must be followed for Chapter 21 Operation And Maintenance Of Transient Non-Community Public Water Systems

Lot #20 Environmental Assessment



Possible Lead Based Paint



Finding(s):

Household Hazardous material can be highly hazardous to occupant safety. Material should be stored as directed by the manufacturer. Containers should always be labeled for the material that is inside the container for safety. When material is no longer being used it should be disposed of properly.

Action Required:

Nebraska's Household Hazardous Waste Program has several dates / locations for home owners to dispose of unwanted material. The most common material that is accepted is as follows:

LAWN & GARDEN

Lighter fluid/Torch fuel; Pesticides; Insecticides; Flea/tick products; Herbicides; Insect Sprays; Small propane cylinders (for camping) and Pool chemicals

AUTOMOTIVE

Power steering fluid; Transmission Fluid; Mixed gasoline; Grease removers; Old gasoline; Brake Fluid and Upholstery cleaners

HOME IMPROVEMENT

Oil-based stains; Adhesives; Paint thinner; Oil-based paint; Turpentine; Furniture stripper and Wood preservatives

HOUSEHOLD

Spot removers; Bleach Cleaners; Fluorescent tubes; Compact bulbs (CFLs); Mothballs; Solvent-based polishes; Drain/Oven Cleaners; Small capacitors; Glues and Mercury thermometers & thermostats

Lot #20 Safety and Health – Fire Prevention & Protection



Finding(s):

- Flammable liquids, gases, or liquid or gas fuel-powered equipment being stored under homes.
- Cylinders not on firm foundation and not properly secured.
- Cylinders are not stored in proper proximity as prescribed by NFPA 58
- Fire hazards such as dry brush, leaves, weeds, and other combustible material are present that can contribute to the spread of a fire.
- Life safety code is not being followed.
- Reasonable access is not available for Emergency Personnel

Action Required:

1. The space under manufactured homes and accessory buildings and structures shall not be used for the storage of combustible materials or for the storage or placement therein of flammable liquids, gases, or liquid or gas fuel-powered equipment. NFPA 501A sec 6.3.6.1

2. Installation of Cylinders. Cylinders shall be installed only above ground and shall be set upon a firm foundation or be otherwise firmly secured. Flexibility shall be provided in the connecting piping. The requirements of 3.2.17 shall apply. NFPA 58 sec 3.2.5

3. Containers installed outside of buildings, whether of the portable type replaced on a cylinder exchange basis or permanently installed and refilled at the installation, shall be located with respect to the adjacent containers, important building, group of buildings, or line of adjoining property that can be built upon, in accordance with Tables 3.2.2.2, 3.2.2.4, and 3.2.2.6(f) and the following:

A. Cylinders installed alongside of buildings shall be located and installed so that the discharge from the cylinder pressure relief device is at least 3 ft (1 m) horizontally away from any building opening that is below the level of such discharge. The discharge from cylinder pressure relief devices shall be located not less than 5 ft (1.5 m) in any direction away from any exterior source of ignition, openings into direct-vent (sealed combustion system) appliances, or mechanical ventilation air intakes.

B. Cylinders shall not be located and installed underneath any building unless the space is open to the atmosphere for 50 percent of its perimeter or more.

C. The distance measured horizontally from the point of discharge of a container pressure relief valve to any building opening below the level of such discharge shall be in accordance with Table 3.2.2.2(d).


D. The distance from any of the following, measured in any direction, shall be in accordance with Table 3.2.2.2(d):

- 1) From the point of discharge of a container pressure relief valve
- 2) The vent of a fixed maximum liquid level gauge on a container
- 3) The installed location of the filling connection of a container to any of the following:
 - a. Exterior source of ignition
 - b. Openings into direct-vent (sealed combustion system) appliances
 - c. Mechanical ventilation air intakes NFPA 58 sec 3.2.2.2

4. All areas and individual sites within the manufactured home community shall be maintained so as to be free of dry brush, leaves, weeds, and other debris that could contribute to the spread of fire within the site or community. NFPA 501A sec 6.3.3

	<p>5. General. Responsibility for life safety and fire safety within manufactured home communities shall be that of the owners and operators of the community. NFPA 501A sec 6.1</p> <p>6. Arrangement of manufactured homes and accessory buildings or structures on the site shall not restrict reasonable access to the site by emergency personnel. NFPA 501A sec 6.1.1.1</p> <p>The site plan shall include, but not be limited to, the following information:</p> <table border="0"> <tr> <td>(a) Street names</td> <td>(b) Site separation lines</td> </tr> <tr> <td>(c) Site numbers</td> <td>(d) Water supplies for fire protection personnel</td> </tr> <tr> <td>(e) Fire alarms</td> <td>(f) Utility disconnects NFPA 501A sec 6.1.1.3</td> </tr> </table> <p>7. Each street name in the manufactured home community shall be clearly marked with signs, and each manufactured home site shall be marked for identification in a uniform manner that is clearly visible from the street serving the site. NFPA 501A sec 6.1.2</p>	(a) Street names	(b) Site separation lines	(c) Site numbers	(d) Water supplies for fire protection personnel	(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3
(a) Street names	(b) Site separation lines						
(c) Site numbers	(d) Water supplies for fire protection personnel						
(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3						

Lot #20 Structural Improvement / Modifications


	<p>Finding(s):</p> <ul style="list-style-type: none"> • Homes do not meet the minimum requirement for distance or 1-hour fire resistance rating. • Some egress windows and doors are blocked (or boarded). • Accessory buildings built with non-combustible material do not meet the 3 ft adjacent distance. • Accessory buildings built with combustible material do not meet the 5 ft adjacent distance. <p>Action Required:</p> <ul style="list-style-type: none"> • No portion of a manufactured home, excluding the tongue, shall be located closer than 3 m (10 ft) side to side, 2.4 m (8 ft) end to side, or 1.8 m (6 ft) end to end horizontally from any other manufactured home or community building unless the exposed composite walls and roof of either structure are without openings and constructed of materials that will provide a 1-hour fire resistance rating or the structures are separated by a 1-hour fire-rated barrier. (See 6.4.1.) NFPA 501A sec 6.2.1.1 • All manufactured homes, accessory buildings, structures, and community buildings shall be located and maintained in such a manner that required egress windows or doors are not blocked. NFPA 501A sec 6.2.3.5 • Accessory buildings or structures shall be permitted to be located immediately adjacent to a site line when constructed entirely of materials that do not support combustion and provided that such buildings or structures are not less than 0.9m(3 ft) from an accessory building or structure on an adjacent site. NFPA 501A sec 6.4.1.1 EXAMPLE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches. • An accessory building or structure constructed of combustible materials shall be located no closer than 1.5 m (5 ft) from the site line of an adjoining site. NFPA 501A sec 6.4.1.2 <p>NOTE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.</p> <ul style="list-style-type: none"> • Numerous violations were identified that don't meet the 1999 Zoning Resolution of Frontier County. See Section 13 for Frontier County Codes
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LOT #20 COUNTY ASSESSOR INFORMATION

LOT #21

Lot # 21 Inspection Findings

Lot #21 Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))	
	<p>Finding(s): Stairs are not in safe working condition and do not meet the basic requirements of the International Residential Code (IRC) or 1997 Uniform Building Code (UBC).</p> <hr/> <p>Action Required: The Stairs- Residential Building Code for the U.S. is a municipal regulation. Thus it varies by state and town. Some jurisdictions base their legislation on the 2012 International Residential Code (IRC). Other communities seem to be still using the 1997 Uniform Building Code (UBC). In all cases, each jurisdiction has amended the code to reflect local concerns.. i.e. flooding or earthquake prone areas.</p> <ul style="list-style-type: none"> • Maximum overhang for nosing is somewhere between 1 ¼" & 1 ½". Some states legislate a minimum of ¾", including floor and landings. • Riser Height: Maximum of between 7 ¾" & 8 ¼" (some states regulate a minimum of 6") • Run: Minimum between 9-10" (not counting the part underneath the "nosing" of the tread above). With a note that runs of over 10 1/2" will usually require three balusters per tread to comply with the 4" maximum opening between spindles. • Stair Width: Minimum 36" with a stipulation allowing a wall mounted handrail to project from each side 3 ½" <p>Handrail: shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Height: 34" – 38" Continuity: Handrails shall be continuous for the full length of the stairs and handrails ends shall be returned or terminate in newel posts or safety terminals. Handrails shall have a space of not less than 1 ½" between a wall and the handrail.</p>

Lot #21 Electric Services Inspection	
  	<p>Finding(s): "There are enough problems in and on every structure to necessitate hiring a licensed Electrical Contractor to inspect, correct, and bring the said facilities up to minimum code safety standards.</p> <hr/> <p>Action Required: Gary Lofton recommendation "is that since there are some issues with almost every service and or panel board in the facility, that each owner hire a licensed electrical contractor to do an inspection to whatever edition of the NEC, 2014 for example and then make corrections based on the contractors recommendations.</p> <p>Manufactured Home Site and Community Electrical Equipment and Installations. Sites and communities provided with electrical service shall have all electrical equipment and installations designed, constructed, and maintained in accordance with the applicable provisions of NFPA 70, National Electrical Code®. NFPA 501A sec 5.1</p>

Lot #21 Environmental – Wastewater (Residential & Toilets / Sewage)



Finding(s):

- The sewage treatment systems for the trailers are largely an unknown entity as to where they exist and sizing. Believed to be a failed system.

Action Required:

Each septic tank shall have an inspection pipe at least six inches in diameter over both the inlet and outlet devices. The inspection pipe shall extend to or above the ground surface and be capped flush or above finished grade. The inspection pipe cap shall be properly secured to prevent unwarranted access. Flexible hosing needs to be replaced with water tight and air tight service connections of Schedule 40 PVC hard pipe to prevent the potential of flexible hoses tearing and leaking. Any surface discharge of household waste water is illegal according to NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems. Should future improvements be necessary to any of these systems they will be expected to comply with NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems.



Lot #21 Environmental – Water Supply




Finding(s):

- Leaking distribution piping.
- Leaking yard hydrant.
- Ridged yard hydrant.
- Distribution piping.
- Cross-Connection.
- Water hoses are not to be used for distribution of water to trailer.
- Hook up from service riser to trailer needs to be flexible metal hook up.



Action Required:

All areas of 179 NAC must be followed for Chapter 21 Operation And Maintenance Of Transient Non-Community Public Water Systems

Lot #21 Environmental Assessment

	<p>Finding(s): Household Hazardous material can be highly hazardous to occupant safety. Material should be stored as directed by the manufacturer. Containers should always be labeled for the material that is inside the container for safety. When material is no longer being used it should be disposed of properly.</p> <p>Action Required: Nebraska's Household Hazardous Waste Program has several dates / locations for home owners to dispose of unwanted material. The most common material that is accepted is as follows: LAWN & GARDEN Lighter fluid/Torch fuel; Pesticides; Insecticides; Flea/tick products; Herbicides; Insect Sprays; Small propane cylinders (for camping) and Pool chemicals AUTOMOTIVE Power steering fluid; Transmission Fluid; Mixed gasoline; Grease removers; Old gasoline; Brake Fluid and Upholstery cleaners HOME IMPROVEMENT Oil-based stains; Adhesives; Paint thinner; Oil-based paint; Turpentine; Furniture stripper and Wood preservatives HOUSEHOLD Spot removers; Bleach Cleaners; Fluorescent tubes; Compact bulbs (CFLs); Mothballs; Solvent-based polishes; Drain/Oven Cleaners; Small capacitors; Glues and Mercury thermometers & thermostats</p>
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Lot #21 Safety and Health – Fire Prevention & Protection

	<p>Finding(s):</p> <ul style="list-style-type: none"> • Flammable liquids, gases, or liquid or gas fuel-powered equipment being stored under homes. • Cylinders not on firm foundation and not properly secured. • Cylinders are not stored in proper proximity as prescribed by NFPA 58 • Fire hazards such as dry brush, leaves, weeds, and other combustible material are present that can contribute to the spread of a fire. • Life safety code is not being followed. • Reasonable access is not available for Emergency Personnel
	<p>Action Required:</p> <ol style="list-style-type: none"> 1. The space under manufactured homes and accessory buildings and structures shall not be used for the storage of combustible materials or for the storage or placement therein of flammable liquids, gases, or liquid or gas fuel-powered equipment. NFPA 501A sec 6.3.6.1 2. Installation of Cylinders. Cylinders shall be installed only above ground and shall be set upon a firm foundation or be otherwise firmly secured. Flexibility shall be provided in the connecting piping. The requirements of 3.2.17 shall apply. NFPA 58 sec 3.2.5 3. Containers installed outside of buildings, whether of the portable type replaced on a cylinder exchange basis or permanently installed and refilled at the installation, shall be located with respect to the adjacent containers, important building, group of buildings, or line of adjoining property that can be built upon, in accordance with Tables 3.2.2.2, 3.2.2.4, and 3.2.2.6(f) and the following: <ul style="list-style-type: none"> A. Cylinders installed alongside of buildings shall be located and installed so that the discharge from the cylinder pressure relief device is at least 3 ft (1 m) horizontally away from any building opening that is below the level of such discharge. The discharge from cylinder pressure relief devices shall be located not less than 5 ft (1.5 m) in any direction away from any exterior source of ignition, openings into direct-vent (sealed combustion system) appliances, or mechanical ventilation air intakes. B. Cylinders shall not be located and installed underneath any building unless the space is open to the atmosphere for 50 percent of its perimeter or more.

	<p>C. The distance measured horizontally from the point of discharge of a container pressure relief valve to any building opening below the level of such discharge shall be in accordance with Table 3.2.2.2(d).</p> <p>D. The distance from any of the following, measured in any direction, shall be in accordance with Table 3.2.2.2(d):</p> <ol style="list-style-type: none"> 1) From the point of discharge of a container pressure relief valve 2) The vent of a fixed maximum liquid level gauge on a container 3) The installed location of the filling connection of a container to any of the following: <ol style="list-style-type: none"> a. Exterior source of ignition b. Openings into direct-vent (sealed combustion system) appliances c. Mechanical ventilation air intakes NFPA 58 sec 3.2.2.2 <p>4. All areas and individual sites within the manufactured home community shall be maintained so as to be free of dry brush, leaves, weeds, and other debris that could contribute to the spread of fire within the site or community. NFPA 501A sec 6.3.3</p> <p>5. General. Responsibility for life safety and fire safety within manufactured home communities shall be that of the owners and operators of the community. NFPA 501A sec 6.1</p> <p>6. Arrangement of manufactured homes and accessory buildings or structures on the site shall not restrict reasonable access to the site by emergency personnel. NFPA 501A sec 6.1.1.1</p> <p style="padding-left: 40px;">The site plan shall include, but not be limited to, the following information:</p> <table style="margin-left: 40px; border: none;"> <tr> <td>(a) Street names</td> <td>(b) Site separation lines</td> </tr> <tr> <td>(c) Site numbers</td> <td>(d) Water supplies for fire protection personnel</td> </tr> <tr> <td>(e) Fire alarms</td> <td>(f) Utility disconnects NFPA 501A sec 6.1.1.3</td> </tr> </table> <p>7. Each street name in the manufactured home community shall be clearly marked with signs, and each manufactured home site shall be marked for identification in a uniform manner that is clearly visible from the street serving the site. NFPA 501A sec 6.1.2</p>	(a) Street names	(b) Site separation lines	(c) Site numbers	(d) Water supplies for fire protection personnel	(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3
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(c) Site numbers	(d) Water supplies for fire protection personnel						
(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3						

Lot #21 Structural Improvement / Modifications

	<p>Finding(s):</p> <ul style="list-style-type: none"> • Homes do not meet the minimum requirement for distance or 1-hour fire resistance rating. • Some egress windows and doors are blocked (or boarded). • Accessory buildings built with non-combustible material do not meet the 3 ft adjacent distance. • Accessory buildings built with combustible material do not meet the 5 ft adjacent distance. <p>Action Required:</p> <ul style="list-style-type: none"> • No portion of a manufactured home, excluding the tongue, shall be located closer than 3 m (10 ft) side to side, 2.4 m (8 ft) end to side, or 1.8 m (6 ft) end to end horizontally from any other manufactured home or community building unless the exposed composite walls and roof of either structure are without openings and constructed of materials that will provide a 1-hour fire resistance rating or the structures are separated by a 1-hour fire-rated barrier. (See 6.4.1.) NFPA 501A sec 6.2.1.1 • All manufactured homes, accessory buildings, structures, and community buildings shall be located and maintained in such a manner that required egress windows or doors are not blocked. NFPA 501A sec 6.2.3.5
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	<ul style="list-style-type: none"> • Accessory buildings or structures shall be permitted to be located immediately adjacent to a site line when constructed entirely of materials that do not support combustion and provided that such buildings or structures are not less than 0.9m(3 ft) from an accessory building or structure on an adjacent site. NFPA 501A sec 6.4.1.1 EXAMPLE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches. • An accessory building or structure constructed of combustible materials shall be located no closer than 1.5 m (5 ft) from the site line of an adjoining site. NFPA 501A sec 6.4.1.2 <p>NOTE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.</p> <ul style="list-style-type: none"> • Numerous violations were identified that don't meet the 1999 Zoning Resolution of Frontier County. See Section 13 for Frontier County Codes
	<p>Finding(s):</p> <ul style="list-style-type: none"> • Homes do not meet the minimum requirement for distance or 1-hour fire resistance rating. • Some egress windows and doors are blocked (or boarded). • Accessory buildings built with non-combustible material do not meet the 3 ft adjacent distance. • Accessory buildings built with combustible material do not meet the 5 ft adjacent distance.

LOT #21 COUNTY ASSESSOR INFORMATION

LOT #22

Lot # 22 Inspection Findings

Lot #22 Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))



Finding(s):

Stairs are not in safe working condition and do not meet the basic requirements of the International Residential Code (IRC) or 1997 Uniform Building Code (UBC).

Action Required:

The Stairs- Residential Building Code for the U.S. is a municipal regulation. Thus it varies by state and town. Some jurisdictions base their legislation on the 2012 International Residential Code (IRC). Other communities seem to be still using the 1997 Uniform Building Code (UBC). In all cases, each jurisdiction has amended the code to reflect local concerns.. i.e. flooding or earthquake prone areas.

- Maximum overhang for nosing is somewhere between 1 ¼" & 1 ½". Some states legislate a minimum of ¾", including floor and landings.
- Riser Height: Maximum of between 7 ¾" & 8 ¼" (some states regulate a minimum of 6")
- Run: Minimum between 9-10" (not counting the part underneath the "nosing" of the tread above). With a note that runs of over 10 1/2" will usually require three balusters per tread to comply with the 4" maximum opening between spindles.
- Stair Width: Minimum 36" with a stipulation allowing a wall mounted handrail to project from each side 3 ½"

Handrail: shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Height: 34" – 38" Continuity: Handrails shall be continuous for the full length of the stairs and handrails ends shall be returned or terminate in newel posts or safety terminals. Handrails shall have a space of not less than 1 ½" between a wall and the handrail.

Lot #22 Electric Services Inspection



Finding(s):

"There are enough problems in and on every structure to necessitate hiring a licensed Electrical Contractor to inspect, correct, and bring the said facilities up to minimum code safety standards."

Action Required:

Gary Lofton recommendation "is that since there are some issues with almost every service and or panel board in the facility, that **each owner hire a licensed electrical** contractor to do an inspection to whatever edition of the NEC, 2014 for example and then make corrections based on the contractors recommendations.

Manufactured Home Site and Community Electrical Equipment and Installations. Sites and communities provided with electrical service shall have all electrical equipment and installations designed, constructed, and maintained in accordance with the applicable provisions of NFPA 70, National Electrical Code®. NFPA 501A sec 5.1

Lot #22 Environmental – Wastewater (Residential & Toilets / Sewage)



Finding(s):

- The sewage treatment systems for the trailers are largely an unknown entity as to where they exist and sizing. Believed to be a failed system.
- Capped inlet/outlet device is not secured. Capped inlet/outlet device is damaged.
- There are hoses and material other than PVC being used from the holding tanks to the (unknown) sewer riser hookups.

Action Required:

Each septic tank shall have an inspection pipe at least six inches in diameter over both the inlet and outlet devices.

The inspection pipe shall extend to or above the ground surface and be capped flush or above finished grade.

The inspection pipe cap shall be properly secured to prevent unwarranted access.

Flexible hosing needs to be replaced with water tight and air tight service connections of Schedule 40 PVC hard pipe to prevent the potential of flexible hoses tearing and leaking.

Any surface discharge of household waste water is illegal according to NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems.

Should future improvements be necessary to any of these systems they will be expected to comply with NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems.



Lot #22 Environmental – Water Supply



Finding(s):

- Leaking distribution piping.
- Leaking yard hydrant.
- Ridged yard hydrant.
- Distribution piping.
- Cross-Connection.
- Water hoses are not to be used for distribution of water to trailer.
- Hook up from service riser to trailer needs to be flexible metal hook up.

Action Required:

All areas of 179 NAC must be followed for Chapter 21 Operation And Maintenance Of Transient Non-Community Public Water Systems



Lot #22 Environmental Assessment



Finding(s):

Household Hazardous material can be highly hazardous to occupant safety. Material should be stored as directed by the manufacturer. Containers should always be labeled for the material that is inside the container for safety. When material is no longer being used it should be disposed of properly.

Action Required:

Nebraska's Household Hazardous Waste Program has several dates / locations for home owners to dispose of unwanted material. The most common material that is accepted is as follows:

LAWN & GARDEN

Lighter fluid/Torch fuel; Pesticides; Insecticides; Flea/tick products; Herbicides; Insect Sprays; Small propane cylinders (for camping) and Pool chemicals

AUTOMOTIVE

Power steering fluid; Transmission Fluid; Mixed gasoline; Grease removers; Old gasoline; Brake Fluid and Upholstery cleaners

HOME IMPROVEMENT

Oil-based stains; Adhesives; Paint thinner; Oil-based paint; Turpentine; Furniture stripper and Wood preservatives

HOUSEHOLD

Spot removers; Bleach Cleaners; Fluorescent tubes; Compact bulbs (CFLs); Mothballs; Solvent-based polishes; Drain/Oven Cleaners; Small capacitors; Glues and Mercury thermometers & thermostats

Lot #22 Safety and Health – Fire Prevention & Protection



Finding(s):

- Flammable liquids, gases, or liquid or gas fuel-powered equipment being stored under homes.
- Cylinders not on firm foundation and not properly secured.
- Cylinders are not stored in proper proximity as prescribed by NFPA 58
- Fire hazards such as dry brush, leaves, weeds, and other combustible material are present that can contribute to the spread of a fire.
- Life safety code is not being followed.
- Reasonable access is not available for Emergency Personnel

Action Required:

1. The space under manufactured homes and accessory buildings and structures shall not be used for the storage of combustible materials or for the storage or placement therein of flammable liquids, gases, or liquid or gas fuel-powered equipment. NFPA 501A sec 6.3.6.1

2. Installation of Cylinders. Cylinders shall be installed only above ground and shall be set upon a firm foundation or be otherwise firmly secured. Flexibility shall be provided in the connecting piping. The requirements of 3.2.17 shall apply. NFPA 58 sec 3.2.5

3. Containers installed outside of buildings, whether of the portable type replaced on a cylinder exchange basis or permanently installed and refilled at the installation, shall be located with respect to the adjacent containers, important building, group of buildings, or line of adjoining property that can be built upon, in accordance with Tables 3.2.2.2, 3.2.2.4, and 3.2.2.6(f) and the following:

A. Cylinders installed alongside of buildings shall be located and installed so that the discharge from the cylinder pressure relief device is at least 3 ft (1 m) horizontally away from any building opening that is below the level of such discharge. The discharge from cylinder pressure relief devices shall be located not less than 5 ft (1.5 m) in any direction away from any exterior source of ignition, openings into direct-vent (sealed combustion system) appliances, or mechanical ventilation air intakes.

B. Cylinders shall not be located and installed underneath any building unless the space is open to the

	<p>atmosphere for 50 percent of its perimeter or more.</p> <p>C. The distance measured horizontally from the point of discharge of a container pressure relief valve to any building opening below the level of such discharge shall be in accordance with Table 3.2.2.2(d).</p> <p>D. The distance from any of the following, measured in any direction, shall be in accordance with Table 3.2.2.2(d):</p> <ol style="list-style-type: none"> 1) From the point of discharge of a container pressure relief valve 2) The vent of a fixed maximum liquid level gauge on a container 3) The installed location of the filling connection of a container to any of the following: <ol style="list-style-type: none"> a. Exterior source of ignition b. Openings into direct-vent (sealed combustion system) appliances c. Mechanical ventilation air intakes NFPA 58 sec 3.2.2.2 <p>4. All areas and individual sites within the manufactured home community shall be maintained so as to be free of dry brush, leaves, weeds, and other debris that could contribute to the spread of fire within the site or community. NFPA 501A sec 6.3.3</p> <p>5. General. Responsibility for life safety and fire safety within manufactured home communities shall be that of the owners and operators of the community. NFPA 501A sec 6.1</p> <p>6. Arrangement of manufactured homes and accessory buildings or structures on the site shall not restrict reasonable access to the site by emergency personnel. NFPA 501A sec 6.1.1.1</p> <p style="padding-left: 40px;">The site plan shall include, but not be limited to, the following information:</p> <table style="margin-left: 40px; border: none;"> <tr> <td>(a) Street names</td> <td>(b) Site separation lines</td> </tr> <tr> <td>(c) Site numbers</td> <td>(d) Water supplies for fire protection personnel</td> </tr> <tr> <td>(e) Fire alarms</td> <td>(f) Utility disconnects NFPA 501A sec 6.1.1.3</td> </tr> </table> <p>7. Each street name in the manufactured home community shall be clearly marked with signs, and each manufactured home site shall be marked for identification in a uniform manner that is clearly visible from the street serving the site. NFPA 501A sec 6.1.2</p>	(a) Street names	(b) Site separation lines	(c) Site numbers	(d) Water supplies for fire protection personnel	(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3
(a) Street names	(b) Site separation lines						
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(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3						

Lot #22 Structural Improvement / Modifications

	<p>Finding(s):</p> <ul style="list-style-type: none"> • Homes do not meet the minimum requirement for distance or 1-hour fire resistance rating. • Some egress windows and doors are blocked (or boarded). • Accessory buildings built with non-combustible material do not meet the 3 ft adjacent distance. • Accessory buildings built with combustible material do not meet the 5 ft adjacent distance. <p>Action Required:</p> <ul style="list-style-type: none"> • No portion of a manufactured home, excluding the tongue, shall be located closer than 3 m (10 ft) side to side, 2.4 m (8 ft) end to side, or 1.8 m (6 ft) end to end horizontally from any other manufactured home or community building unless the exposed composite walls and roof of either structure are without openings and constructed of materials that will provide a 1-hour fire resistance rating or the structures are separated by a 1-hour fire-rated barrier. (See 6.4.1.) NFPA 501A sec 6.2.1.1 • All manufactured homes, accessory buildings, structures, and community buildings shall be located and maintained in such a manner that required egress windows or doors are not blocked. NFPA 501A
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	<p>sec 6.2.3.5</p> <ul style="list-style-type: none"> • Accessory buildings or structures shall be permitted to be located immediately adjacent to a site line when constructed entirely of materials that do not support combustion and provided that such buildings or structures are not less than 0.9m(3 ft) from an accessory building or structure on an adjacent site. NFPA 501A sec 6.4.1.1 EXAMPLE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches. • An accessory building or structure constructed of combustible materials shall be located no closer than 1.5 m (5 ft) from the site line of an adjoining site. NFPA 501A sec 6.4.1.2 <p>NOTE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.</p> <ul style="list-style-type: none"> • Numerous violations were identified that don't meet the 1999 Zoning Resolution of Frontier County. See Section 13 for Frontier County Codes <p>Finding(s):</p> <ul style="list-style-type: none"> • Homes do not meet the minimum requirement for distance or 1-hour fire resistance rating. • Some egress windows and doors are blocked (or boarded). • Accessory buildings built with non-combustible material do not meet the 3 ft adjacent distance. • Accessory buildings built with combustible material do not meet the 5 ft adjacent distance.
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LOT #22 COUNTY ASSESSOR INFORMATION





LOT #23

Lot # 23 Inspection Findings




Lot #23 Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))	
	<p>Finding(s): Stairs are not in safe working condition and do not meet the basic requirements of the International Residential Code (IRC) or 1997 Uniform Building Code (UBC).</p> <p>Action Required: The Stairs- Residential Building Code for the U.S. is a municipal regulation. Thus it varies by state and town. Some jurisdictions base their legislation on the 2012 International Residential Code (IRC). Other communities seem to be still using the 1997 Uniform Building Code (UBC). In all cases, each jurisdiction has amended the code to reflect local concerns.. i.e. flooding or earthquake prone areas.</p> <ul style="list-style-type: none"> • Maximum overhang for nosing is somewhere between 1 ¼" & 1 ½". Some states legislate a minimum of ¾", including floor and landings. • Riser Height: Maximum of between 7 ¾" & 8 ¼" (some states regulate a minimum of 6") • Run: Minimum between 9-10" (not counting the part underneath the "nosing" of the tread above). With a note that runs of over 10 1/2" will usually require three balusters per tread to comply with the 4" maximum opening between spindles. • Stair Width: Minimum 36" with a stipulation allowing a wall mounted handrail to project from each side 3 ½" <p>Handrail: shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Height: 34" – 38" Continuity: Handrails shall be continuous for the full length of the stairs and handrails ends shall be returned or terminate in newel posts or safety terminals. Handrails shall have a space of not less than 1 ½" between a wall and the handrail.</p>

Lot #23 Electric Services Inspection	
    	<p>Finding(s): "There are enough problems in and on every structure to necessitate hiring a licensed Electrical Contractor to inspect, correct, and bring the said facilities up to minimum code safety standards."</p> <p>Action Required: Gary Lofton recommendation "is that since there are some issues with almost every service and or panel board in the facility, that each owner hire a licensed electrical contractor to do an inspection to whatever edition of the NEC, 2014 for example and then make corrections based on the contractors recommendations.</p> <p>Manufactured Home Site and Community Electrical Equipment and Installations. Sites and communities provided with electrical service shall have all electrical equipment and installations designed, constructed, and maintained in accordance with the applicable provisions of NFPA 70, National Electrical Code®. NFPA 501A sec 5.1</p>



Lot #23 Environmental – Wastewater (Residential & Toilets / Sewage)

	<p>Finding(s):</p> <ul style="list-style-type: none"> • The sewage treatment systems for the trailers are largely an unknown entity as to where they exist and sizing. Believed to be a failed system. • Sewage treatment system for trailer is a 30/55 gallon drum. This is a failed system. • There are hoses and material other than PVC being used from the holding tanks to the (unknown) sewer riser hookups.
	<p>Action Required:</p> <p>Each septic tank shall have an inspection pipe at least six inches in diameter over both the inlet and outlet devices. The inspection pipe shall extend to or above the ground surface and be capped flush or above finished grade. The inspection pipe cap shall be properly secured to prevent unwarranted access. Flexible hosing needs to be replaced with water tight and air tight service connections of Schedule 40 PVC hard pipe to prevent the potential of flexible hoses tearing and leaking. Any surface discharge of household waste water is illegal according to NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems. Should future improvements be necessary to any of these systems they will be expected to comply with NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems.</p>
	


Lot #23 Environmental – Water Supply

	<p>Finding(s):</p> <ul style="list-style-type: none"> • Leaking distribution piping. • Distribution piping. • Cross-Connection. • Water hoses are not to be used for distribution of water to trailer. • Hook up from service riser to trailer needs to be flexible metal hook up.
	<p>Action Required:</p> <p>All areas of 179 NAC must be followed for Chapter 21 Operation And Maintenance Of Transient Non-Community Public Water Systems</p> 

Lot #23 Environmental Assessment

	<p>Finding(s): Household Hazardous material can be highly hazardous to occupant safety. Material should be stored as directed by the manufacturer. Containers should always be labeled for the material that is inside the container for safety. When material is no longer being used it should be disposed of properly.</p>
	<p>Action Required: Nebraska's Household Hazardous Waste Program has several dates / locations for home owners to dispose of unwanted material. The most common material that is accepted is as follows: LAWN & GARDEN Lighter fluid/Torch fuel; Pesticides; Insecticides; Flea/tick products; Herbicides; Insect Sprays; Small propane cylinders (for camping) and Pool chemicals AUTOMOTIVE Power steering fluid; Transmission Fluid; Mixed gasoline; Grease removers; Old gasoline; Brake Fluid and Upholstery cleaners HOME IMPROVEMENT Oil-based stains; Adhesives; Paint thinner; Oil-based paint; Turpentine; Furniture stripper and Wood preservatives HOUSEHOLD Spot removers; Bleach Cleaners; Fluorescent tubes; Compact bulbs (CFLs); Mothballs; Solvent-based polishes; Drain/Oven Cleaners; Small capacitors; Glues and Mercury thermometers & thermostats</p>

Lot #23 Safety and Health – Fire Prevention & Protection

	<p>Finding(s):</p> <ul style="list-style-type: none"> • Flammable liquids, gases, or liquid or gas fuel-powered equipment being stored under homes. • Cylinders not on firm foundation and not properly secured. • Cylinders are not stored in proper proximity as prescribed by NFPA 58 • Fire hazards such as dry brush, leaves, weeds, and other combustible material are present that can contribute to the spread of a fire. • Life safety code is not being followed. • Reasonable access is not available for Emergency Personnel
	<p>Action Required:</p> <ol style="list-style-type: none"> 1. The space under manufactured homes and accessory buildings and structures shall not be used for the storage of combustible materials or for the storage or placement therein of flammable liquids, gases, or liquid or gas fuel-powered equipment. NFPA 501A sec 6.3.6.1 2. Installation of Cylinders. Cylinders shall be installed only above ground and shall be set upon a firm foundation or be otherwise firmly secured. Flexibility shall be provided in the connecting piping. The requirements of 3.2.17 shall apply. NFPA 58 sec 3.2.5 3. Containers installed outside of buildings, whether of the portable type replaced on a cylinder exchange basis or permanently installed and refilled at the installation, shall be located with respect to the adjacent containers, important building, group of buildings, or line of adjoining property that can be built upon, in accordance with Tables 3.2.2.2, 3.2.2.4, and 3.2.2.6(f) and the following: <ul style="list-style-type: none"> A. Cylinders installed alongside of buildings shall be located and installed so that the discharge from the cylinder pressure relief device is at least 3 ft (1 m) horizontally away from any building opening that is below the level of such discharge. The discharge from cylinder pressure relief devices shall be located not less than 5 ft (1.5 m) in any direction away from any exterior source of ignition, openings into direct-vent (sealed combustion system) appliances, or mechanical ventilation air intakes. B. Cylinders shall not be located and installed underneath any building unless the space is open to the

	<p>atmosphere for 50 percent of its perimeter or more.</p> <p>C. The distance measured horizontally from the point of discharge of a container pressure relief valve to any building opening below the level of such discharge shall be in accordance with Table 3.2.2.2(d).</p> <p>D. The distance from any of the following, measured in any direction, shall be in accordance with Table 3.2.2.2(d):</p> <ol style="list-style-type: none"> 1) From the point of discharge of a container pressure relief valve 2) The vent of a fixed maximum liquid level gauge on a container 3) The installed location of the filling connection of a container to any of the following: <ol style="list-style-type: none"> a. Exterior source of ignition b. Openings into direct-vent (sealed combustion system) appliances c. Mechanical ventilation air intakes NFPA 58 sec 3.2.2.2 <p>4. All areas and individual sites within the manufactured home community shall be maintained so as to be free of dry brush, leaves, weeds, and other debris that could contribute to the spread of fire within the site or community. NFPA 501A sec 6.3.3</p> <p>5. General. Responsibility for life safety and fire safety within manufactured home communities shall be that of the owners and operators of the community. NFPA 501A sec 6.1</p> <p>6. Arrangement of manufactured homes and accessory buildings or structures on the site shall not restrict reasonable access to the site by emergency personnel. NFPA 501A sec 6.1.1.1</p> <p>The site plan shall include, but not be limited to, the following information:</p> <table border="0"> <tr> <td>(a) Street names</td> <td>(b) Site separation lines</td> </tr> <tr> <td>(c) Site numbers</td> <td>(d) Water supplies for fire protection personnel</td> </tr> <tr> <td>(e) Fire alarms</td> <td>(f) Utility disconnects NFPA 501A sec 6.1.1.3</td> </tr> </table> <p>7. Each street name in the manufactured home community shall be clearly marked with signs, and each manufactured home site shall be marked for identification in a uniform manner that is clearly visible from the street serving the site. NFPA 501A sec 6.1.2</p>	(a) Street names	(b) Site separation lines	(c) Site numbers	(d) Water supplies for fire protection personnel	(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3
(a) Street names	(b) Site separation lines						
(c) Site numbers	(d) Water supplies for fire protection personnel						
(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3						

Lot #23 Structural Improvement / Modifications	
	<p>Finding(s):</p> <ul style="list-style-type: none"> • Homes do not meet the minimum requirement for distance or 1-hour fire resistance rating. • Some egress windows and doors are blocked (or boarded). • Accessory buildings built with non-combustible material do not meet the 3 ft adjacent distance. • Accessory buildings built with combustible material do not meet the 5 ft adjacent distance.



Action Required:

- No portion of a manufactured home, excluding the tongue, shall be located closer than 3 m (10 ft) side to side, 2.4 m (8 ft) end to side, or 1.8 m (6 ft) end to end horizontally from any other manufactured home or community building unless the exposed composite walls and roof of either structure are without openings and constructed of materials that will provide a 1-hour fire resistance rating or the structures are separated by a 1-hour fire-rated barrier. (See 6.4.1.) NFPA 501A sec 6.2.1.1
- All manufactured homes, accessory buildings, structures, and community buildings shall be located and maintained in such a manner that required egress windows or doors are not blocked. NFPA 501A sec 6.2.3.5
- Accessory buildings or structures shall be permitted to be located immediately adjacent to a site line when constructed entirely of materials that do not support combustion and provided that such buildings or structures are not less than 0.9m(3 ft) from an accessory building or structure on an adjacent site. NFPA 501A sec 6.4.1.1 EXAMPLE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.
- An accessory building or structure constructed of combustible materials shall be located no closer than 1.5 m (5 ft) from the site line of an adjoining site. NFPA 501A sec 6.4.1.2

NOTE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.


- Numerous violations were identified that don't meet the 1999 Zoning Resolution of Frontier County. See Section 13 for Frontier County Codes




LOT #23 COUNTY ASSESSOR INFORMATION



LOT #24

Lot # 24 Inspection Findings




Lot #24 Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))	
	<p>Finding(s): Stairs are not in safe working condition and do not meet the basic requirements of the International Residential Code (IRC) or 1997 Uniform Building Code (UBC).</p> <hr/> <p>Action Required: The Stairs- Residential Building Code for the U.S. is a municipal regulation. Thus it varies by state and town. Some jurisdictions base their legislation on the 2012 International Residential Code (IRC). Other communities seem to be still using the 1997 Uniform Building Code (UBC). In all cases, each jurisdiction has amended the code to reflect local concerns.. i.e. flooding or earthquake prone areas.</p> <ul style="list-style-type: none"> • Maximum overhang for nosing is somewhere between 1 ¼" & 1 ½". Some states legislate a minimum of ¾", including floor and landings. • Riser Height: Maximum of between 7 ¾" & 8 ¼" (some states regulate a minimum of 6") • Run: Minimum between 9-10" (not counting the part underneath the "nosing" of the tread above). With a note that runs of over 10 1/2" will usually require three balusters per tread to comply with the 4" maximum opening between spindles. • Stair Width: Minimum 36" with a stipulation allowing a wall mounted handrail to project from each side 3 ½" <p>Handrail: shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Height: 34" – 38" Continuity: Handrails shall be continuous for the full length of the stairs and handrails ends shall be returned or terminate in newel posts or safety terminals. Handrails shall have a space of not less than 1 ½" between a wall and the handrail.</p>

Lot #24 Electric Services Inspection	
	<p>Finding(s): "There are enough problems in and on every structure to necessitate hiring a licensed Electrical Contractor to inspect, correct, and bring the said facilities up to minimum code safety standards."</p> <hr/> <p>Action Required: Gary Lofton recommendation "is that since there are some issues with almost every service and or panel board in the facility, that each owner hire a licensed electrical contractor to do an inspection to whatever edition of the NEC, 2014 for example and then make corrections based on the contractors recommendations.</p> <p>Manufactured Home Site and Community Electrical Equipment and Installations. Sites and communities provided with electrical service shall have all electrical equipment and installations designed, constructed, and maintained in accordance with the applicable provisions of NFPA 70, National Electrical Code®. NFPA 501A sec 5.1</p>

Lot #24 Environmental – Wastewater (Residential & Toilets / Sewage)

	<p>Finding(s):</p> <ul style="list-style-type: none"> • The sewage treatment systems for the trailers are largely an unknown entity as to where they exist and sizing. Believed to be a failed system. • There are hoses and material other than PVC being used from the holding tanks to the (unknown) sewer riser hookups.
	<p>Action Required:</p> <p>Each septic tank shall have an inspection pipe at least six inches in diameter over both the inlet and outlet devices. The inspection pipe shall extend to or above the ground surface and be capped flush or above finished grade. The inspection pipe cap shall be properly secured to prevent unwarranted access. Flexible hosing needs to be replaced with water tight and air tight service connections of Schedule 40 PVC hard pipe to prevent the potential of flexible hoses tearing and leaking. Any surface discharge of household waste water is illegal according to NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems. Should future improvements be necessary to any of these systems they will be expected to comply with NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems.</p>

Lot #24 Environmental – Water Supply

	<p>Finding(s):</p> <ul style="list-style-type: none"> • Leaking distribution piping. • Leaking yard hydrant. • Ridged yard hydrant. • Distribution piping. • Cross-Connection. • Water hoses are not to be used for distribution of water to trailer. • Hook up from service riser to trailer needs to be flexible metal hook up.
	<p>Action Required:</p> <p>All areas of 179 NAC must be followed for Chapter 21 Operation And Maintenance Of Transient Non-Community Public Water Systems</p> 

Lot #24 Environmental Assessment



Tires

Finding(s):
Household Hazardous material can be highly hazardous to occupant safety. Material should be stored as directed by the manufacturer. Containers should always be labeled for the material that is inside the container for safety. When material is no longer being used it should be disposed of properly.

Action Required:
Nebraska's Household Hazardous Waste Program has several dates / locations for home owners to dispose of unwanted material. The most common material that is accepted is as follows:

- LAWN & GARDEN**
Lighter fluid/Torch fuel; Pesticides; Insecticides; Flea/tick products; Herbicides; Insect Sprays; Small propane cylinders (for camping) and Pool chemicals
- AUTOMOTIVE**
Power steering fluid; Transmission Fluid; Mixed gasoline; Grease removers; Old gasoline; Brake Fluid and Upholstery cleaners
- HOME IMPROVEMENT**
Oil-based stains; Adhesives; Paint thinner; Oil-based paint; Turpentine; Furniture stripper and Wood preservatives
- HOUSEHOLD**
Spot removers; Bleach Cleaners; Fluorescent tubes; Compact bulbs (CFLs); Mothballs; Solvent-based polishes; Drain/Oven Cleaners; Small capacitors; Glues and Mercury thermometers & thermostats

Lot #24 Safety and Health – Fire Prevention & Protection




- Finding(s):**
- Flammable liquids, gases, or liquid or gas fuel-powered equipment being stored under homes.
 - Cylinders not on firm foundation and not properly secured.
 - Cylinders are not stored in proper proximity as prescribed by NFPA 58
 - Fire hazards such as dry brush, leaves, weeds, and other combustible material are present that can contribute to the spread of a fire.
 - Life safety code is not being followed.
 - Reasonable access is not available for Emergency Personnel

Action Required:

1. The space under manufactured homes and accessory buildings and structures shall not be used for the storage of combustible materials or for the storage or placement therein of flammable liquids, gases, or liquid or gas fuel-powered equipment. NFPA 501A sec 6.3.6.1
2. Installation of Cylinders. Cylinders shall be installed only above ground and shall be set upon a firm foundation or be otherwise firmly secured. Flexibility shall be provided in the connecting piping. The requirements of 3.2.17 shall apply. NFPA 58 sec 3.2.5
3. Containers installed outside of buildings, whether of the portable type replaced on a cylinder exchange basis or permanently installed and refilled at the installation, shall be located with respect to the adjacent containers, important building, group of buildings, or line of adjoining property that can be built upon, in accordance with Tables 3.2.2.2, 3.2.2.4, and 3.2.2.6(f) and the following:
 - A. Cylinders installed alongside of buildings shall be located and installed so that the discharge from the cylinder pressure relief device is at least 3 ft (1 m) horizontally away from any building opening that is below the level of such discharge. The discharge from cylinder pressure relief devices shall be located not less than 5 ft (1.5 m) in any direction away from any exterior source of ignition, openings into direct-vent (sealed combustion system) appliances, or mechanical ventilation air intakes.
 - B. Cylinders shall not be located and installed underneath any building unless the space is open to the atmosphere for 50 percent of its perimeter or more.

	<p>C. The distance measured horizontally from the point of discharge of a container pressure relief valve to any building opening below the level of such discharge shall be in accordance with Table 3.2.2.2(d).</p> <p>D. The distance from any of the following, measured in any direction, shall be in accordance with Table 3.2.2.2(d):</p> <ol style="list-style-type: none"> 1) From the point of discharge of a container pressure relief valve 2) The vent of a fixed maximum liquid level gauge on a container 3) The installed location of the filling connection of a container to any of the following: <ol style="list-style-type: none"> a. Exterior source of ignition b. Openings into direct-vent (sealed combustion system) appliances c. Mechanical ventilation air intakes NFPA 58 sec 3.2.2.2 <p>4. All areas and individual sites within the manufactured home community shall be maintained so as to be free of dry brush, leaves, weeds, and other debris that could contribute to the spread of fire within the site or community. NFPA 501A sec 6.3.3</p> <p>5. General. Responsibility for life safety and fire safety within manufactured home communities shall be that of the owners and operators of the community. NFPA 501A sec 6.1</p> <p>6. Arrangement of manufactured homes and accessory buildings or structures on the site shall not restrict reasonable access to the site by emergency personnel. NFPA 501A sec 6.1.1.1</p> <p>The site plan shall include, but not be limited to, the following information:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">(a) Street names</td> <td style="width: 50%;">(b) Site separation lines</td> </tr> <tr> <td>(c) Site numbers</td> <td>(d) Water supplies for fire protection personnel</td> </tr> <tr> <td>(e) Fire alarms</td> <td>(f) Utility disconnects NFPA 501A sec 6.1.1.3</td> </tr> </table> <p>7. Each street name in the manufactured home community shall be clearly marked with signs, and each manufactured home site shall be marked for identification in a uniform manner that is clearly visible from the street serving the site. NFPA 501A sec 6.1.2</p>	(a) Street names	(b) Site separation lines	(c) Site numbers	(d) Water supplies for fire protection personnel	(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3
(a) Street names	(b) Site separation lines						
(c) Site numbers	(d) Water supplies for fire protection personnel						
(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3						

Lot #24 Structural Improvement / Modifications

	<p>Finding(s):</p> <ul style="list-style-type: none"> • Homes do not meet the minimum requirement for distance or 1-hour fire resistance rating. • Some egress windows and doors are blocked (or boarded). • Accessory buildings built with non-combustible material do not meet the 3 ft adjacent distance. • Accessory buildings built with combustible material do not meet the 5 ft adjacent distance. <p>Action Required:</p> <ul style="list-style-type: none"> • No portion of a manufactured home, excluding the tongue, shall be located closer than 3 m (10 ft) side to side, 2.4 m (8 ft) end to side, or 1.8 m (6 ft) end to end horizontally from any other manufactured home or community building unless the exposed composite walls and roof of either structure are without openings and constructed of materials that will provide a 1-hour fire resistance rating or the structures are separated by a 1-hour fire-rated barrier. (See 6.4.1.) NFPA 501A sec 6.2.1.1 • All manufactured homes, accessory buildings, structures, and community buildings shall be located and maintained in such a manner that required egress windows or doors are not blocked. NFPA 501A sec 6.2.3.5
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- Accessory buildings or structures shall be permitted to be located immediately adjacent to a site line when constructed entirely of materials that do not support combustion and provided that such buildings or structures are not less than 0.9m(3 ft) from an accessory building or structure on an adjacent site. NFPA 501A sec 6.4.1.1 EXAMPLE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.
- An accessory building or structure constructed of combustible materials shall be located no closer than 1.5 m (5 ft) from the site line of an adjoining site. NFPA 501A sec 6.4.1.2

NOTE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.



- Numerous violations were identified that don't meet the 1999 Zoning Resolution of Frontier County. See Section 13 for Frontier County Codes








LOT #24 COUNTY ASSESSOR INFORMATION


LOT #25

Lot # 25 Inspection Findings


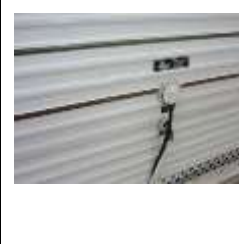
Lot #25 Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))	
	<p>Finding(s): Stairs are not in safe working condition and do not meet the basic requirements of the International Residential Code (IRC) or 1997 Uniform Building Code (UBC).</p>
	<p>Action Required: The Stairs- Residential Building Code for the U.S. is a municipal regulation. Thus it varies by state and town. Some jurisdictions base their legislation on the 2012 International Residential Code (IRC). Other communities seem to be still using the 1997 Uniform Building Code (UBC). In all cases, each jurisdiction has amended the code to reflect local concerns.. i.e. flooding or earthquake prone areas.</p> <ul style="list-style-type: none"> • Maximum overhang for nosing is somewhere between 1 ¼" & 1 ½". Some states legislate a minimum of ¾", including floor and landings. • Riser Height: Maximum of between 7 ¾" & 8 ¼" (some states regulate a minimum of 6") • Run: Minimum between 9-10" (not counting the part underneath the "nosing" of the tread above). With a note that runs of over 10 1/2" will usually require three balusters per tread to comply with the 4" maximum opening between spindles. • Stair Width: Minimum 36" with a stipulation allowing a wall mounted handrail to project from each side 3 ½" <p>Handrail: shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Height: 34" – 38" Continuity: Handrails shall be continuous for the full length of the stairs and handrails ends shall be returned or terminate in newel posts or safety terminals. Handrails shall have a space of not less than 1 ½" between a wall and the handrail.</p>

Lot #25 Electric Services Inspection	
	<p>Finding(s): "There are enough problems in and on every structure to necessitate hiring a licensed Electrical Contractor to inspect, correct, and bring the said facilities up to minimum code safety standards."</p>
	<p>Action Required: Gary Lofton recommendation "is that since there are some issues with almost every service and or panel board in the facility, that each owner hire a licensed electrical contractor to do an inspection to whatever edition of the NEC, 2014 for example and then make corrections based on the contractors recommendations.</p>
	<p>Manufactured Home Site and Community Electrical Equipment and Installations. Sites and communities provided with electrical service shall have all electrical equipment and installations designed, constructed, and maintained in accordance with the applicable provisions of NFPA 70, National Electrical Code®. NFPA 501A sec 5.1</p> <div style="display: flex; justify-content: space-around;">   </div>

Lot #25 Environmental – Wastewater (Residential & Toilets / Sewage)

	<p>Finding(s):</p> <ul style="list-style-type: none"> The sewage treatment systems for the trailers are largely an unknown entity as to where they exist and sizing. Believed to be a failed system.
	<p>Action Required:</p> <p>Each septic tank shall have an inspection pipe at least six inches in diameter over both the inlet and outlet devices. The inspection pipe shall extend to or above the ground surface and be capped flush or above finished grade. The inspection pipe cap shall be properly secured to prevent unwarranted access. Flexible hosing needs to be replaced with water tight and air tight service connections of Schedule 40 PVC hard pipe to prevent the potential of flexible hoses tearing and leaking. Any surface discharge of household waste water is illegal according to NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems. Should future improvements be necessary to any of these systems they will be expected to comply with NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems.</p>

Lot #25 Environmental – Water Supply

	<p>Finding(s):</p> <ul style="list-style-type: none"> Leaking distribution piping. Leaking yard hydrant. Ridged yard hydrant. Distribution piping. Cross-Connection. Water hoses are not to be used for distribution of water to trailer. Hook up from service riser to trailer needs to be flexible metal hook up.
	<p>Action Required:</p> <p>All areas of 179 NAC must be followed for Chapter 21 Operation And Maintenance Of Transient Non-Community Public Water Systems</p>

Lot #25 Environmental Assessment

<p>NA</p>	<p>Finding(s): No Findings</p>
	<p>Action Required: NA</p>

Lot #25 Safety and Health – Fire Prevention & Protection



Finding(s):

- Flammable liquids, gases, or liquid or gas fuel-powered equipment being stored under homes.
- Cylinders not on firm foundation and not properly secured.
- Cylinders are not stored in proper proximity as prescribed by NFPA 58
- Fire hazards such as dry brush, leaves, weeds, and other combustible material are present that can contribute to the spread of a fire.
- Life safety code is not being followed.
- Reasonable access is not available for Emergency Personnel

Action Required:

1. The space under manufactured homes and accessory buildings and structures shall not be used for the storage of combustible materials or for the storage or placement therein of flammable liquids, gases, or liquid or gas fuel-powered equipment. NFPA 501A sec 6.3.6.1

2. Installation of Cylinders. Cylinders shall be installed only above ground and shall be set upon a firm foundation or be otherwise firmly secured. Flexibility shall be provided in the connecting piping. The requirements of 3.2.17 shall apply. NFPA 58 sec 3.2.5

3. Containers installed outside of buildings, whether of the portable type replaced on a cylinder exchange basis or permanently installed and refilled at the installation, shall be located with respect to the adjacent containers, important building, group of buildings, or line of adjoining property that can be built upon, in accordance with Tables 3.2.2.2, 3.2.2.4, and 3.2.2.6(f) and the following:

A. Cylinders installed alongside of buildings shall be located and installed so that the discharge from the cylinder pressure relief device is at least 3 ft (1 m) horizontally away from any building opening that is below the level of such discharge. The discharge from cylinder pressure relief devices shall be located not less than 5 ft (1.5 m) in any direction away from any exterior source of ignition, openings into direct-vent (sealed combustion system) appliances, or mechanical ventilation air intakes.

B. Cylinders shall not be located and installed underneath any building unless the space is open to the atmosphere for 50 percent of its perimeter or more.

C. The distance measured horizontally from the point of discharge of a container pressure relief valve to any building opening below the level of such discharge shall be in accordance with Table 3.2.2.2(d).


D. The distance from any of the following, measured in any direction, shall be in accordance with Table 3.2.2.2(d):

- 1) From the point of discharge of a container pressure relief valve
- 2) The vent of a fixed maximum liquid level gauge on a container
- 3) The installed location of the filling connection of a container to any of the following:
 - a. Exterior source of ignition
 - b. Openings into direct-vent (sealed combustion system) appliances
 - c. Mechanical ventilation air intakes NFPA 58 sec 3.2.2.2

4. All areas and individual sites within the manufactured home community shall be maintained so as to be free of dry brush, leaves, weeds, and other debris that could contribute to the spread of fire within the site

	<p>or community. NFPA 501A sec 6.3.3</p> <p>5. General. Responsibility for life safety and fire safety within manufactured home communities shall be that of the owners and operators of the community. NFPA 501A sec 6.1</p> <p>6. Arrangement of manufactured homes and accessory buildings or structures on the site shall not restrict reasonable access to the site by emergency personnel. NFPA 501A sec 6.1.1.1</p> <p style="padding-left: 40px;">The site plan shall include, but not be limited to, the following information:</p> <table style="margin-left: 80px; border: none;"> <tr> <td>(a) Street names</td> <td>(b) Site separation lines</td> </tr> <tr> <td>(c) Site numbers</td> <td>(d) Water supplies for fire protection personnel</td> </tr> <tr> <td>(e) Fire alarms</td> <td>(f) Utility disconnects NFPA 501A sec 6.1.1.3</td> </tr> </table> <p>7. Each street name in the manufactured home community shall be clearly marked with signs, and each manufactured home site shall be marked for identification in a uniform manner that is clearly visible from the street serving the site. NFPA 501A sec 6.1.2</p>	(a) Street names	(b) Site separation lines	(c) Site numbers	(d) Water supplies for fire protection personnel	(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3
(a) Street names	(b) Site separation lines						
(c) Site numbers	(d) Water supplies for fire protection personnel						
(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3						

Lot #25 Structural Improvement / Modifications


	<p>Finding(s):</p> <ul style="list-style-type: none"> • Homes do not meet the minimum requirement for distance or 1-hour fire resistance rating. • Some egress windows and doors are blocked (or boarded). • Accessory buildings built with non-combustible material do not meet the 3 ft adjacent distance. • Accessory buildings built with combustible material do not meet the 5 ft adjacent distance. <p>Action Required:</p> <ul style="list-style-type: none"> • No portion of a manufactured home, excluding the tongue, shall be located closer than 3 m (10 ft) side to side, 2.4 m (8 ft) end to side, or 1.8 m (6 ft) end to end horizontally from any other manufactured home or community building unless the exposed composite walls and roof of either structure are without openings and constructed of materials that will provide a 1-hour fire resistance rating or the structures are separated by a 1-hour fire-rated barrier. (See 6.4.1.) NFPA 501A sec 6.2.1.1 • All manufactured homes, accessory buildings, structures, and community buildings shall be located and maintained in such a manner that required egress windows or doors are not blocked. NFPA 501A sec 6.2.3.5 • Accessory buildings or structures shall be permitted to be located immediately adjacent to a site line when constructed entirely of materials that do not support combustion and provided that such buildings or structures are not less than 0.9m(3 ft) from an accessory building or structure on an adjacent site. NFPA 501A sec 6.4.1.1 EXAMPLE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches. • An accessory building or structure constructed of combustible materials shall be located no closer than 1.5 m (5 ft) from the site line of an adjoining site. NFPA 501A sec 6.4.1.2 <p>NOTE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.</p> <ul style="list-style-type: none"> • Numerous violations were identified that don't meet the 1999 Zoning Resolution of Frontier County. See Section 13 for Frontier County Codes
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LOT #25 COUNTY ASSESSOR INFORMATION

LOT #26

Lot # 26 Inspection Findings

Lot #26 Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))	
	<p>Finding(s): Stairs are not in safe working condition and do not meet the basic requirements of the International Residential Code (IRC) or 1997 Uniform Building Code (UBC).</p> <hr/> <p>Action Required: The Stairs- Residential Building Code for the U.S. is a municipal regulation. Thus it varies by state and town. Some jurisdictions base their legislation on the 2012 International Residential Code (IRC). Other communities seem to be still using the 1997 Uniform Building Code (UBC). In all cases, each jurisdiction has amended the code to reflect local concerns.. i.e. flooding or earthquake prone areas.</p> <ul style="list-style-type: none"> • Maximum overhang for nosing is somewhere between 1 ¼" & 1 ½". Some states legislate a minimum of ¾", including floor and landings. • Riser Height: Maximum of between 7 ¾" & 8 ¼" (some states regulate a minimum of 6") • Run: Minimum between 9-10" (not counting the part underneath the "nosing" of the tread above). With a note that runs of over 10 1/2" will usually require three balusters per tread to comply with the 4" maximum opening between spindles. • Stair Width: Minimum 36" with a stipulation allowing a wall mounted handrail to project from each side 3 ½" <p>Handrail: shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Height: 34" – 38" Continuity: Handrails shall be continuous for the full length of the stairs and handrails ends shall be returned or terminate in newel posts or safety terminals. Handrails shall have a space of not less than 1 ½" between a wall and the handrail.</p>

Lot #26 Electric Services Inspection	
   	<p>Finding(s): "There are enough problems in and on every structure to necessitate hiring a licensed Electrical Contractor to inspect, correct, and bring the said facilities up to minimum code safety standards."</p> <hr/> <p>Action Required: Gary Lofton recommendation "is that since there are some issues with almost every service and or panel board in the facility, that each owner hire a licensed electrical contractor to do an inspection to whatever edition of the NEC, 2014 for example and then make corrections based on the contractors recommendations.</p> <p>Manufactured Home Site and Community Electrical Equipment and Installations. Sites and communities provided with electrical service shall have all electrical equipment and installations designed, constructed, and maintained in accordance with the applicable provisions of NFPA 70, National Electrical Code®. NFPA 501A sec 5.1</p> 

Lot #26 Environmental – Wastewater (Residential & Toilets / Sewage)



Finding(s):

- The sewage treatment systems for the trailers are largely an unknown entity as to where they exist and sizing. Believed to be a failed system.
- Capped inlet/outlet device is not secured. Capped inlet/outlet device is damaged.

Action Required:

Each septic tank shall have an inspection pipe at least six inches in diameter over both the inlet and outlet devices. The inspection pipe shall extend to or above the ground surface and be capped flush or above finished grade. The inspection pipe cap shall be properly secured to prevent unwarranted access. Flexible hosing needs to be replaced with water tight and air tight service connections of Schedule 40 PVC hard pipe to prevent the potential of flexible hoses tearing and leaking. Any surface discharge of household waste water is illegal according to NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems. Should future improvements be necessary to any of these systems they will be expected to comply with NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems.

Lot #26 Environmental – Water Supply





Finding(s):

- Leaking distribution piping.
- Leaking yard hydrant.
- Ridged yard hydrant.
- Distribution piping.
- Cross-Connection.
- Water hoses are not to be used for distribution of water to trailer.
- Hook up from service riser to trailer needs to be flexible metal hook up.


Action Required:

All areas of 179 NAC must be followed for Chapter 21 Operation And Maintenance Of Transient Non-Community Public Water Systems.

Lot #26 Environmental Assessment

	<p>Finding(s):</p> <p>Household Hazardous material can be highly hazardous to safe. Material should be stored as directed by the manufacturer. Containers should always be labeled for the material that is inside the container for safety. When material is no longer being used it should be disposed of properly.</p>
	<p>Action Required:</p> <p>Nebraska's Household Hazardous Waste Program has several dates / locations for home owners to dispose of unwanted material. The most common material that is accepted is as follows:</p> <p>LAWN & GARDEN Lighter fluid/Torch fuel; Pesticides; Insecticides; Flea/tick products; Herbicides; Insect Sprays; Small propane cylinders (for camping) and Pool chemicals</p> <p>AUTOMOTIVE Power steering fluid; Transmission Fluid; Mixed gasoline; Grease removers; Old gasoline; Brake Fluid and Upholstery cleaners</p> <p>HOME IMPROVEMENT Oil-based stains; Adhesives; Paint thinner; Oil-based paint; Turpentine; Furniture stripper and Wood preservatives</p> <p>HOUSEHOLD Spot removers; Bleach Cleaners; Fluorescent tubes; Compact bulbs (CFLs); Mothballs; Solvent-based polishes; Drain/Oven Cleaners; Small capacitors; Glues and Mercury thermometers & thermostats</p>

Lot #26 Safety and Health – Fire Prevention & Protection

	<p>Finding(s):</p> <ul style="list-style-type: none"> • Flammable liquids, gases, or liquid or gas fuel-powered equipment being stored under homes. • Cylinders not on firm foundation and not properly secured. • Cylinders are not stored in proper proximity as prescribed by NFPA 58 • Fire hazards such as dry brush, leaves, weeds, and other combustible material are present that can contribute to the spread of a fire. • Life safety code is not being followed. • Reasonable access is not available for Emergency Personnel
	<p>Action Required:</p> <ol style="list-style-type: none"> 1. The space under manufactured homes and accessory buildings and structures shall not be used for the storage of combustible materials or for the storage or placement therein of flammable liquids, gases, or liquid or gas fuel-powered equipment. NFPA 501A sec 6.3.6.1 2. Installation of Cylinders. Cylinders shall be installed only above ground and shall be set upon a firm foundation or be otherwise firmly secured. Flexibility shall be provided in the connecting piping. The requirements of 3.2.17 shall apply. NFPA 58 sec 3.2.5 3. Containers installed outside of buildings, whether of the portable type replaced on a cylinder exchange basis or permanently installed and refilled at the installation, shall be located with respect to the adjacent containers, important building, group of buildings, or line of adjoining property that can be built upon, in accordance with Tables 3.2.2.2, 3.2.2.4, and 3.2.2.6(f) and the following: <ul style="list-style-type: none"> A. Cylinders installed alongside of buildings shall be located and installed so that the discharge from the cylinder pressure relief device is at least 3 ft (1 m) horizontally away from any building opening that is below the level of such discharge. The discharge from cylinder pressure relief devices shall be located not less than 5 ft (1.5 m) in any direction away from any exterior source of ignition, openings

	<p>into direct-vent (sealed combustion system) appliances, or mechanical ventilation air intakes.</p> <p>B. Cylinders shall not be located and installed underneath any building unless the space is open to the atmosphere for 50 percent of its perimeter or more.</p> <p>C. The distance measured horizontally from the point of discharge of a container pressure relief valve to any building opening below the level of such discharge shall be in accordance with Table 3.2.2.2(d).</p> <p>D. The distance from any of the following, measured in any direction, shall be in accordance with Table 3.2.2.2(d):</p> <ol style="list-style-type: none"> 1) From the point of discharge of a container pressure relief valve 2) The vent of a fixed maximum liquid level gauge on a container 3) The installed location of the filling connection of a container to any of the following: <ol style="list-style-type: none"> a. Exterior source of ignition b. Openings into direct-vent (sealed combustion system) appliances c. Mechanical ventilation air intakes NFPA 58 sec 3.2.2.2 <p>4. All areas and individual sites within the manufactured home community shall be maintained so as to be free of dry brush, leaves, weeds, and other debris that could contribute to the spread of fire within the site or community. NFPA 501A sec 6.3.3</p> <p>5. General. Responsibility for life safety and fire safety within manufactured home communities shall be that of the owners and operators of the community. NFPA 501A sec 6.1</p> <p>6. Arrangement of manufactured homes and accessory buildings or structures on the site shall not restrict reasonable access to the site by emergency personnel. NFPA 501A sec 6.1.1.1</p> <p style="padding-left: 40px;">The site plan shall include, but not be limited to, the following information:</p> <table style="margin-left: 40px; border: none;"> <tr> <td>(a) Street names</td> <td>(b) Site separation lines</td> </tr> <tr> <td>(c) Site numbers</td> <td>(d) Water supplies for fire protection personnel</td> </tr> <tr> <td>(e) Fire alarms</td> <td>(f) Utility disconnects NFPA 501A sec 6.1.1.3</td> </tr> </table> <p>7. Each street name in the manufactured home community shall be clearly marked with signs, and each manufactured home site shall be marked for identification in a uniform manner that is clearly visible from the street serving the site. NFPA 501A sec 6.1.2</p>	(a) Street names	(b) Site separation lines	(c) Site numbers	(d) Water supplies for fire protection personnel	(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3
(a) Street names	(b) Site separation lines						
(c) Site numbers	(d) Water supplies for fire protection personnel						
(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3						

Lot #26 Structural Improvement / Modifications



Finding(s):

- Homes do not meet the minimum requirement for distance or 1-hour fire resistance rating.
- Some egress windows and doors are blocked (or boarded).
- Accessory buildings built with non-combustible material do not meet the 3 ft adjacent distance.
- Accessory buildings built with combustible material do not meet the 5 ft adjacent distance.

Action Required:

- No portion of a manufactured home, excluding the tongue, shall be located closer than 3 m (10 ft) side to side, 2.4 m (8 ft) end to side, or 1.8 m (6 ft) end to end horizontally from any other manufactured home or community building unless the exposed composite walls and roof of either structure are without openings and constructed of materials that will provide a 1-hour fire resistance rating or the structures are separated by a 1-hour fire-rated barrier. (See 6.4.1.) NFPA 501A sec 6.2.1.1
- All manufactured homes, accessory buildings, structures, and community buildings shall be located and maintained in such a manner that required egress windows or doors are not blocked. NFPA 501A sec 6.2.3.5
- Accessory buildings or structures shall be permitted to be located immediately adjacent to a site line when constructed entirely of materials that do not support combustion and provided that such buildings or structures are not less than 0.9m(3 ft) from an accessory building or structure on an adjacent site. NFPA 501A sec 6.4.1.1 EXAMPLE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.
- An accessory building or structure constructed of combustible materials shall be located no closer than 1.5 m (5 ft) from the site line of an adjoining site. NFPA 501A sec 6.4.1.2

NOTE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.

- Numerous violations were identified that don't meet the 1999 Zoning Resolution of Frontier County. See Section 13 for Frontier County Codes

Finding(s):



- Homes do not meet the minimum requirement for distance or 1-hour fire resistance rating.
- Some egress windows and doors are blocked (or boarded).
- Accessory buildings built with non-combustible material do not meet the 3 ft adjacent distance.
- Accessory buildings built with combustible material do not meet the 5 ft adjacent distance.





LOT #26 COUNTY ASSESSOR INFORMATION

LOT #26 SITE MODIFICATION / CORRESPONDENCE

LOT #27

Lot # 27 Inspection Findings


Lot #27 Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))	
 	<p>Finding(s): Stairs are not in safe working condition and do not meet the basic requirements of the International Residential Code (IRC) or 1997 Uniform Building Code (UBC).</p> <hr/> <p>Action Required: The Stairs- Residential Building Code for the U.S. is a municipal regulation. Thus it varies by state and town. Some jurisdictions base their legislation on the 2012 International Residential Code (IRC). Other communities seem to be still using the 1997 Uniform Building Code (UBC). In all cases, each jurisdiction has amended the code to reflect local concerns.. i.e. flooding or earthquake prone areas.</p> <ul style="list-style-type: none"> • Maximum overhang for nosing is somewhere between 1 ¼" & 1 ½". Some states legislate a minimum of ¾", including floor and landings. • Riser Height: Maximum of between 7 ¾" & 8 ¼" (some states regulate a minimum of 6") • Run: Minimum between 9-10" (not counting the part underneath the "nosing" of the tread above). With a note that runs of over 10 1/2" will usually require three balusters per tread to comply with the 4" maximum opening between spindles. • Stair Width: Minimum 36" with a stipulation allowing a wall mounted handrail to project from each side 3 ½" <p>Handrail: shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Height: 34" – 38" Continuity: Handrails shall be continuous for the full length of the stairs and handrails ends shall be returned or terminate in newel posts or safety terminals. Handrails shall have a space of not less than 1 ½" between a wall and the handrail.</p>

Lot #27 Electric Services Inspection	
   	<p>Finding(s): "There are enough problems in and on every structure to necessitate hiring a licensed Electrical Contractor to inspect, correct, and bring the said facilities up to minimum code safety standards."</p> <hr/> <p>Action Required: Gary Lofton recommendation "is that since there are some issues with almost every service and or panel board in the facility, that each owner hire a licensed electrical contractor to do an inspection to whatever edition of the NEC, 2014 for example and then make corrections based on the contractors recommendations.</p> <p>Manufactured Home Site and Community Electrical Equipment and Installations. Sites and communities provided with electrical service shall have all electrical equipment and installations designed, constructed, and maintained in accordance with the applicable provisions of NFPA 70, National Electrical Code®. NFPA 501A sec 5.1</p>



Lot #27 Environmental – Wastewater (Residential & Toilets / Sewage)

<p>No Picture Access</p>	<p>Finding(s): The sewage treatment systems for the trailers are largely an unknown entity as to where they exist and sizing. Believed to be a failed system.</p> <p>Action Required: Each septic tank shall have an inspection pipe at least six inches in diameter over both the inlet and outlet devices. The inspection pipe shall extend to or above the ground surface and be capped flush or above finished grade. The inspection pipe cap shall be properly secured to prevent unwarranted access. Flexible hosing needs to be replaced with water tight and air tight service connections of Schedule 40 PVC hard pipe to prevent the potential of flexible hoses tearing and leaking. Any surface discharge of household waste water is illegal according to NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems. Should future improvements be necessary to any of these systems they will be expected to comply with NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems.</p>
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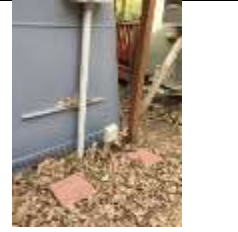
Lot #27 Environmental – Water Supply

	<p>Finding(s):</p> <ul style="list-style-type: none"> • Leaking distribution piping. • Leaking yard hydrant. • Ridged yard hydrant. • Distribution piping. • Cross-Connection. • Water hoses are not to be used for distribution of water to trailer. • Hook up from service riser to trailer needs to be flexible metal hook up. <p>Action Required: All areas of 179 NAC must be followed for Chapter 21 Operation And Maintenance Of Transient Non-Community Public Water Systems</p>
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Lot #27 Environmental Assessment



	<p>Finding(s): Household Hazardous material can be highly hazardous to occupant safety. Material should be stored as directed by the manufacturer. Containers should always be labeled for the material that is inside the container for safety. When material is no longer being used it should be disposed of properly.</p>
	<p>Action Required: Nebraska's Household Hazardous Waste Program has several dates / locations for home owners to dispose of unwanted material. The most common material that is accepted is as follows: LAWN & GARDEN Lighter fluid/Torch fuel; Pesticides; Insecticides; Flea/tick products; Herbicides; Insect Sprays; Small propane cylinders (for camping) and Pool chemicals AUTOMOTIVE Power steering fluid; Transmission Fluid; Mixed gasoline; Grease removers; Old gasoline; Brake Fluid and Upholstery cleaners HOME IMPROVEMENT Oil-based stains; Adhesives; Paint thinner; Oil-based paint; Turpentine; Furniture stripper and Wood preservatives HOUSEHOLD Spot removers; Bleach Cleaners; Fluorescent tubes; Compact bulbs (CFLs); Mothballs; Solvent-based polishes; Drain/Oven Cleaners; Small capacitors; Glues and Mercury thermometers & thermostats</p>

Lot #27 Safety and Health – Fire Prevention & Protection

	<p>Finding(s):</p> <ul style="list-style-type: none"> • Flammable liquids, gases, or liquid or gas fuel-powered equipment being stored under homes. • Cylinders not on firm foundation and not properly secured. • Cylinders are not stored in proper proximity as prescribed by NFPA 58 • Fire hazards such as dry brush, leaves, weeds, and other combustible material are present that can contribute to the spread of a fire. • Life safety code is not being followed. • Reasonable access is not available for Emergency Personnel
	<p>Action Required:</p> <ol style="list-style-type: none"> 1. The space under manufactured homes and accessory buildings and structures shall not be used for the storage of combustible materials or for the storage or placement therein of flammable liquids, gases, or liquid or gas fuel-powered equipment. NFPA 501A sec 6.3.6.1 2. Installation of Cylinders. Cylinders shall be installed only above ground and shall be set upon a firm foundation or be otherwise firmly secured. Flexibility shall be provided in the connecting piping. The requirements of 3.2.17 shall apply. NFPA 58 sec 3.2.5 3. Containers installed outside of buildings, whether of the portable type replaced on a cylinder exchange basis or permanently installed and refilled at the installation, shall be located with respect to the adjacent containers, important building, group of buildings, or line of adjoining property that can be built upon, in accordance with Tables 3.2.2.2, 3.2.2.4, and 3.2.2.6(f) and the following: <ol style="list-style-type: none"> A. Cylinders installed alongside of buildings shall be located and installed so that the discharge from the cylinder pressure relief device is at least 3 ft (1 m) horizontally away from any building opening that is below the level of such discharge. The discharge from cylinder pressure relief devices shall be located not less than 5 ft (1.5 m) in any direction away from any exterior source of ignition, openings into direct-vent (sealed combustion system) appliances, or mechanical ventilation air intakes. B. Cylinders shall not be located and installed underneath any building unless the space is open to the

	<p>atmosphere for 50 percent of its perimeter or more.</p> <p>C. The distance measured horizontally from the point of discharge of a container pressure relief valve to any building opening below the level of such discharge shall be in accordance with Table 3.2.2.2(d).</p> <p>D. The distance from any of the following, measured in any direction, shall be in accordance with Table 3.2.2.2(d):</p> <ol style="list-style-type: none"> 1) From the point of discharge of a container pressure relief valve 2) The vent of a fixed maximum liquid level gauge on a container 3) The installed location of the filling connection of a container to any of the following: <ol style="list-style-type: none"> a. Exterior source of ignition b. Openings into direct-vent (sealed combustion system) appliances c. Mechanical ventilation air intakes NFPA 58 sec 3.2.2.2 <p>4. All areas and individual sites within the manufactured home community shall be maintained so as to be free of dry brush, leaves, weeds, and other debris that could contribute to the spread of fire within the site or community. NFPA 501A sec 6.3.3</p> <p>5. General. Responsibility for life safety and fire safety within manufactured home communities shall be that of the owners and operators of the community. NFPA 501A sec 6.1</p> <p>6. Arrangement of manufactured homes and accessory buildings or structures on the site shall not restrict reasonable access to the site by emergency personnel. NFPA 501A sec 6.1.1.1</p> <p>The site plan shall include, but not be limited to, the following information:</p> <table border="0"> <tr> <td>(a) Street names</td> <td>(b) Site separation lines</td> </tr> <tr> <td>(c) Site numbers</td> <td>(d) Water supplies for fire protection personnel</td> </tr> <tr> <td>(e) Fire alarms</td> <td>(f) Utility disconnects NFPA 501A sec 6.1.1.3</td> </tr> </table> <p>7. Each street name in the manufactured home community shall be clearly marked with signs, and each manufactured home site shall be marked for identification in a uniform manner that is clearly visible from the street serving the site. NFPA 501A sec 6.1.2</p>	(a) Street names	(b) Site separation lines	(c) Site numbers	(d) Water supplies for fire protection personnel	(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3
(a) Street names	(b) Site separation lines						
(c) Site numbers	(d) Water supplies for fire protection personnel						
(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3						

Lot #27 Structural Improvement / Modifications

 	<p>Finding(s):</p> <ul style="list-style-type: none"> • Homes do not meet the minimum requirement for distance or 1-hour fire resistance rating. • Some egress windows and doors are blocked (or boarded). • Accessory buildings built with non-combustible material do not meet the 3 ft adjacent distance. • Accessory buildings built with combustible material do not meet the 5 ft adjacent distance. <p>Action Required:</p> <ul style="list-style-type: none"> • No portion of a manufactured home, excluding the tongue, shall be located closer than 3 m (10 ft) side to side, 2.4 m (8 ft) end to side, or 1.8 m (6 ft) end to end horizontally from any other manufactured home or community building unless the exposed composite walls and roof of either structure are without openings and constructed of materials that will provide a 1-hour fire resistance rating or the structures are separated by a 1-hour fire-rated barrier. (See 6.4.1.) NFPA 501A sec 6.2.1.1 • All manufactured homes, accessory buildings, structures, and community buildings shall be located and maintained in such a manner that required egress windows or doors are not blocked. NFPA 501A sec 6.2.3.5
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- Accessory buildings or structures shall be permitted to be located immediately adjacent to a site line when constructed entirely of materials that do not support combustion and provided that such buildings or structures are not less than 0.9m(3 ft) from an accessory building or structure on an adjacent site. NFPA 501A sec 6.4.1.1 EXAMPLE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.
- An accessory building or structure constructed of combustible materials shall be located no closer than 1.5 m (5 ft) from the site line of an adjoining site. NFPA 501A sec 6.4.1.2

NOTE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.

- Numerous violations were identified that don't meet the 1999 Zoning Resolution of Frontier County. See Section 13 for Frontier County Codes

Finding(s):


- Homes do not meet the minimum requirement for distance or 1-hour fire resistance rating.
- Some egress windows and doors are blocked (or boarded).
- Accessory buildings built with non-combustible material do not meet the 3 ft adjacent distance.
- Accessory buildings built with combustible material do not meet the 5 ft adjacent distance.

LOT #27 COUNTY ASSESSOR INFORMATION





LOT #28

Lot # 28 Inspection Findings

Lot #28 Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))

	<p>Finding(s): Stairs are not in safe working condition and do not meet the basic requirements of the International Residential Code (IRC) or 1997 Uniform Building Code (UBC)</p> <p>Action Required: The Stairs- Residential Building Code for the U.S. is a municipal regulation. Thus it varies by state and town. Some jurisdictions base their legislation on the 2012 International Residential Code (IRC). Other communities seem to be still using the 1997 Uniform Building Code (UBC). In all cases, each jurisdiction has amended the code to reflect local concerns.. i.e. flooding or earthquake prone areas.</p> <ul style="list-style-type: none"> • Maximum overhang for nosing is somewhere between 1 ¼" & 1 ½". Some states legislate a minimum of ¾", including floor and landings. • Riser Height: Maximum of between 7 ¾" & 8 ¼" (some states regulate a minimum of 6") • Run: Minimum between 9-10" (not counting the part underneath the "nosing" of the tread above). With a note that runs of over 10 1/2" will usually require three balusters per tread to comply with the 4" maximum opening between spindles. • Stair Width: Minimum 36" with a stipulation allowing a wall mounted handrail to project from each side 3 ½" <p>Handrail: shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Height: 34" – 38" Continuity: Handrails shall be continuous for the full length of the stairs and handrails ends shall be returned or terminate in newel posts or safety terminals. Handrails shall have a space of not less than 1 ½" between a wall and the handrail.</p>
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Lot #28 Electric Services Inspection

  	<p>Finding(s): "There are enough problems in and on every structure to necessitate hiring a licensed Electrical Contractor to inspect, correct, and bring the said facilities up to minimum code safety standards."</p> <p>Action Required: Gary Lofton recommendation "is that since there are some issues with almost every service and or panel board in the facility, that each owner hire a licensed electrical contractor to do an inspection to whatever edition of the NEC, 2014 for example and then make corrections based on the contractors recommendations.</p> <p>Manufactured Home Site and Community Electrical Equipment and Installations. Sites and communities provided with electrical service shall have all electrical equipment and installations designed, constructed, and maintained in accordance with the applicable provisions of NFPA 70, National Electrical Code®. NFPA 501A sec 5.1</p> 
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Lot #28 Environmental – Wastewater (Residential & Toilets / Sewage)

<p>No Picture Access</p>	<p>Finding(s):</p> <ul style="list-style-type: none"> The sewage treatment systems for the trailers are largely an unknown entity as to where they exist and sizing. Believed to be a failed system. <p>Action Required:</p> <p>Each septic tank shall have an inspection pipe at least six inches in diameter over both the inlet and outlet devices. The inspection pipe shall extend to or above the ground surface and be capped flush or above finished grade. The inspection pipe cap shall be properly secured to prevent unwarranted access. Flexible hosing needs to be replaced with water tight and air tight service connections of Schedule 40 PVC hard pipe to prevent the potential of flexible hoses tearing and leaking. Any surface discharge of household waste water is illegal according to NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems. Should future improvements be necessary to any of these systems they will be expected to comply with NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems.</p>
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Lot #28 Environmental – Water Supply

	<p>Finding(s):</p> <ul style="list-style-type: none"> Leaking distribution piping. Leaking yard hydrant. Ridged yard hydrant. Distribution piping. Cross-Connection. Water hoses are not to be used for distribution of water to trailer. Hook up from service riser to trailer needs to be flexible metal hook up. <p>Action Required:</p> <p>All areas of 179 NAC must be followed for Chapter 21 Operation And Maintenance Of Transient Non-Community Public Water Systems</p>
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Lot #28 Environmental Assessment

	<p>Finding(s):</p> <p>Household Hazardous material can be highly hazardous to occupant safety. Material should be stored as directed by the manufacturer. Containers should always be labeled for the material that is inside the container for safety. When material is no longer being used it should be disposed of properly.</p> <p>Action Required:</p> <p>Nebraska’s Household Hazardous Waste Program has several dates / locations for home owners to dispose of unwanted material. The most common material that is accepted is as follows:</p> <p>LAWN & GARDEN Lighter fluid/Torch fuel; Pesticides; Insecticides; Flea/tick products; Herbicides; Insect Sprays; Small propane cylinders (for camping) and Pool chemicals</p> <p>AUTOMOTIVE Power steering fluid; Transmission Fluid; Mixed gasoline; Grease removers; Old gasoline; Brake Fluid and Upholstery cleaners</p> <p>HOME IMPROVEMENT Oil-based stains; Adhesives; Paint thinner; Oil-based paint; Turpentine; Furniture stripper and Wood preservatives</p> <p>HOUSEHOLD Spot removers; Bleach Cleaners; Fluorescent tubes; Compact bulbs (CFLs); Mothballs; Solvent-based polishes; Drain/Oven Cleaners; Small capacitors; Glues and Mercury thermometers & thermostats</p>
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Lot #28 Safety and Health – Fire Prevention & Protection



Finding(s):

- Flammable liquids, gases, or liquid or gas fuel-powered equipment being stored under homes.
- Cylinders not on firm foundation and not properly secured.
- Cylinders are not stored in proper proximity as prescribed by NFPA 58
- Fire hazards such as dry brush, leaves, weeds, and other combustible material are present that can contribute to the spread of a fire.
- Life safety code is not being followed.
- Reasonable access is not available for Emergency Personnel

Action Required:

1. The space under manufactured homes and accessory buildings and structures shall not be used for the storage of combustible materials or for the storage or placement therein of flammable liquids, gases, or liquid or gas fuel-powered equipment. NFPA 501A sec 6.3.6.1

2. Installation of Cylinders. Cylinders shall be installed only above ground and shall be set upon a firm foundation or be otherwise firmly secured. Flexibility shall be provided in the connecting piping. The requirements of 3.2.17 shall apply. NFPA 58 sec 3.2.5

3. Containers installed outside of buildings, whether of the portable type replaced on a cylinder exchange basis or permanently installed and refilled at the installation, shall be located with respect to the adjacent containers, important building, group of buildings, or line of adjoining property that can be built upon, in accordance with Tables 3.2.2.2, 3.2.2.4, and 3.2.2.6(f) and the following:

A. Cylinders installed alongside of buildings shall be located and installed so that the discharge from the cylinder pressure relief device is at least 3 ft (1 m) horizontally away from any building opening that is below the level of such discharge. The discharge from cylinder pressure relief devices shall be located not less than 5 ft (1.5 m) in any direction away from any exterior source of ignition, openings into direct-vent (sealed combustion system) appliances, or mechanical ventilation air intakes.

B. Cylinders shall not be located and installed underneath any building unless the space is open to the atmosphere for 50 percent of its perimeter or more.

C. The distance measured horizontally from the point of discharge of a container pressure relief valve to any building opening below the level of such discharge shall be in accordance with Table 3.2.2.2(d).


D. The distance from any of the following, measured in any direction, shall be in accordance with Table 3.2.2.2(d):

- 1) From the point of discharge of a container pressure relief valve
- 2) The vent of a fixed maximum liquid level gauge on a container
- 3) The installed location of the filling connection of a container to any of the following:
 - a. Exterior source of ignition
 - b. Openings into direct-vent (sealed combustion system) appliances
 - c. Mechanical ventilation air intakes NFPA 58 sec 3.2.2.2

4. All areas and individual sites within the manufactured home community shall be maintained so as to be free of dry brush, leaves, weeds, and other debris that could contribute to the spread of fire within the site or

	<p>community. NFPA 501A sec 6.3.3</p> <p>5. General. Responsibility for life safety and fire safety within manufactured home communities shall be that of the owners and operators of the community. NFPA 501A sec 6.1</p> <p>6. Arrangement of manufactured homes and accessory buildings or structures on the site shall not restrict reasonable access to the site by emergency personnel. NFPA 501A sec 6.1.1.1</p> <p>The site plan shall include, but not be limited to, the following information:</p> <table border="0"> <tr> <td>(a) Street names</td> <td>(b) Site separation lines</td> </tr> <tr> <td>(c) Site numbers</td> <td>(d) Water supplies for fire protection personnel</td> </tr> <tr> <td>(e) Fire alarms</td> <td>(f) Utility disconnects NFPA 501A sec 6.1.1.3</td> </tr> </table> <p>7. Each street name in the manufactured home community shall be clearly marked with signs, and each manufactured home site shall be marked for identification in a uniform manner that is clearly visible from the street serving the site. NFPA 501A sec 6.1.2</p>	(a) Street names	(b) Site separation lines	(c) Site numbers	(d) Water supplies for fire protection personnel	(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3
(a) Street names	(b) Site separation lines						
(c) Site numbers	(d) Water supplies for fire protection personnel						
(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3						

Lot #28 Structural Improvement / Modifications

	<p>Finding(s):</p> <ul style="list-style-type: none"> Homes do not meet the minimum requirement for distance or 1-hour fire resistance rating. Some egress windows and doors are blocked (or boarded). Accessory buildings built with non-combustible material do not meet the 3 ft adjacent distance. Accessory buildings built with combustible material do not meet the 5 ft adjacent distance. <p>Action Required:</p> <ul style="list-style-type: none"> No portion of a manufactured home, excluding the tongue, shall be located closer than 3 m (10 ft) side to side, 2.4 m (8 ft) end to side, or 1.8 m (6 ft) end to end horizontally from any other manufactured home or community building unless the exposed composite walls and roof of either structure are without openings and constructed of materials that will provide a 1-hour fire resistance rating or the structures are separated by a 1-hour fire-rated barrier. (See 6.4.1.) NFPA 501A sec 6.2.1.1 All manufactured homes, accessory buildings, structures, and community buildings shall be located and maintained in such a manner that required egress windows or doors are not blocked. NFPA 501A sec 6.2.3.5 Accessory buildings or structures shall be permitted to be located immediately adjacent to a site line when constructed entirely of materials that do not support combustion and provided that such buildings or structures are not less than 0.9m(3 ft) from an accessory building or structure on an adjacent site. NFPA 501A sec 6.4.1.1 EXAMPLE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches. An accessory building or structure constructed of combustible materials shall be located no closer than 1.5 m (5 ft) from the site line of an adjoining site. NFPA 501A sec 6.4.1.2 <p>NOTE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.</p> <ul style="list-style-type: none"> Numerous violations were identified that don't meet the 1999 Zoning Resolution of Frontier County. See Section 13 for Frontier County Codes
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LOT #28 COUNTY ASSESSOR INFORMATION

LOT #29

Lot # 29 Inspection Findings


Lot #29 Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))

	<p>Finding(s): Stairs are not in safe working condition and do not meet the basic requirements of the International Residential Code (IRC) or 1997 Uniform Building Code (UBC).</p>
	<p>Action Required: The Stairs- Residential Building Code for the U.S. is a municipal regulation. Thus it varies by state and town. Some jurisdictions base their legislation on the 2012 International Residential Code (IRC). Other communities seem to be still using the 1997 Uniform Building Code (UBC). In all cases, each jurisdiction has amended the code to reflect local concerns.. i.e. flooding or earthquake prone areas.</p> <ul style="list-style-type: none"> • Maximum overhang for nosing is somewhere between 1 ¼" & 1 ½". Some states legislate a minimum of ¾", including floor and landings. • Riser Height: Maximum of between 7 ¾" & 8 ¼" (some states regulate a minimum of 6") • Run: Minimum between 9-10" (not counting the part underneath the "nosing" of the tread above). With a note that runs of over 10 1/2" will usually require three balusters per tread to comply with the 4" maximum opening between spindles. • Stair Width: Minimum 36" with a stipulation allowing a wall mounted handrail to project from each side 3 ½" <p>Handrail: shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Height: 34" – 38" Continuity: Handrails shall be continuous for the full length of the stairs and handrails ends shall be returned or terminate in newel posts or safety terminals. Handrails shall have a space of not less than 1 ½" between a wall and the handrail.</p>


Lot #29 Electric Services Inspection

	<p>Finding(s): "There are enough problems in and on every structure to necessitate hiring a licensed Electrical Contractor to inspect, correct, and bring the said facilities up to minimum code safety standards."</p>
	<p>Action Required: Gary Lofton recommendation "is that since there are some issues with almost every service and or panel board in the facility, that each owner hire a licensed electrical contractor to do an inspection to whatever edition of the NEC, 2014 for example and then make corrections based on the contractors recommendations.</p> <p>Manufactured Home Site and Community Electrical Equipment and Installations. Sites and communities provided with electrical service shall have all electrical equipment and installations designed, constructed, and maintained in accordance with the applicable provisions of NFPA 70, National Electrical Code®. NFPA 501A sec 5.1</p>

Lot #29 Environmental – Wastewater (Residential & Toilets / Sewage)

	<p>Finding(s):</p> <ul style="list-style-type: none"> The sewage treatment systems for the trailers are largely an unknown entity as to where they exist and sizing. Believed to be a failed system.
	<p>Action Required:</p> <p>Each septic tank shall have an inspection pipe at least six inches in diameter over both the inlet and outlet devices. The inspection pipe shall extend to or above the ground surface and be capped flush or above finished grade. The inspection pipe cap shall be properly secured to prevent unwarranted access. Flexible hosing needs to be replaced with water tight and air tight service connections of Schedule 40 PVC hard pipe to prevent the potential of flexible hoses tearing and leaking. Any surface discharge of household waste water is illegal according to NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems. Should future improvements be necessary to any of these systems they will be expected to comply with NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems.</p>

Lot #29 Environmental – Water Supply

	<p>Finding(s):</p> <ul style="list-style-type: none"> Leaking distribution piping. Leaking yard hydrant. Ridged yard hydrant. Distribution piping. Cross-Connection. Water hoses are not to be used for distribution of water to trailer. Hook up from service riser to trailer needs to be flexible metal hook up.
	<p>Action Required:</p> <p>All areas of 179 NAC must be followed for Chapter 21 Operation And Maintenance Of Transient Non-Community Public Water Systems</p>

Lot #29 Environmental Assessment

NA	Finding(s): No Findings
	Action Required: NA

Lot #29 Safety and Health – Fire Prevention & Protection



Finding(s):

- Flammable liquids, gases, or liquid or gas fuel-powered equipment being stored under homes.
- Cylinders not on firm foundation and not properly secured.
- Cylinders are not stored in proper proximity as prescribed by NFPA 58
- Fire hazards such as dry brush, leaves, weeds, and other combustible material are present that can contribute to the spread of a fire.
- Life safety code is not being followed.
- Reasonable access is not available for Emergency Personnel

Action Required:

1. The space under manufactured homes and accessory buildings and structures shall not be used for the storage of combustible materials or for the storage or placement therein of flammable liquids, gases, or liquid or gas fuel-powered equipment. NFPA 501A sec 6.3.6.1

2. Installation of Cylinders. Cylinders shall be installed only above ground and shall be set upon a firm foundation or be otherwise firmly secured. Flexibility shall be provided in the connecting piping. The requirements of 3.2.17 shall apply. NFPA 58 sec 3.2.5

3. Containers installed outside of buildings, whether of the portable type replaced on a cylinder exchange basis or permanently installed and refilled at the installation, shall be located with respect to the adjacent containers, important building, group of buildings, or line of adjoining property that can be built upon, in accordance with Tables 3.2.2.2, 3.2.2.4, and 3.2.2.6(f) and the following:

A. Cylinders installed alongside of buildings shall be located and installed so that the discharge from the cylinder pressure relief device is at least 3 ft (1 m) horizontally away from any building opening that is below the level of such discharge. The discharge from cylinder pressure relief devices shall be located not less than 5 ft (1.5 m) in any direction away from any exterior source of ignition, openings into direct-vent (sealed combustion system) appliances, or mechanical ventilation air intakes.

B. Cylinders shall not be located and installed underneath any building unless the space is open to the atmosphere for 50 percent of its perimeter or more.

C. The distance measured horizontally from the point of discharge of a container pressure relief valve to any building opening below the level of such discharge shall be in accordance with Table 3.2.2.2(d).


D. The distance from any of the following, measured in any direction, shall be in accordance with Table 3.2.2.2(d):

- 1) From the point of discharge of a container pressure relief valve
- 2) The vent of a fixed maximum liquid level gauge on a container
- 3) The installed location of the filling connection of a container to any of the following:
 - a. Exterior source of ignition
 - b. Openings into direct-vent (sealed combustion system) appliances
 - c. Mechanical ventilation air intakes NFPA 58 sec 3.2.2.2

4. All areas and individual sites within the manufactured home community shall be maintained so as to be free of dry brush, leaves, weeds, and other debris that could contribute to the spread of fire within the site or

	<p>community. NFPA 501A sec 6.3.3</p> <p>5. General. Responsibility for life safety and fire safety within manufactured home communities shall be that of the owners and operators of the community. NFPA 501A sec 6.1</p> <p>6. Arrangement of manufactured homes and accessory buildings or structures on the site shall not restrict reasonable access to the site by emergency personnel. NFPA 501A sec 6.1.1.1</p> <p style="padding-left: 40px;">The site plan shall include, but not be limited to, the following information:</p> <table style="margin-left: 40px; border: none;"> <tr> <td>(a) Street names</td> <td>(b) Site separation lines</td> </tr> <tr> <td>(c) Site numbers</td> <td>(d) Water supplies for fire protection personnel</td> </tr> <tr> <td>(e) Fire alarms</td> <td>(f) Utility disconnects NFPA 501A sec 6.1.1.3</td> </tr> </table> <p>7. Each street name in the manufactured home community shall be clearly marked with signs, and each manufactured home site shall be marked for identification in a uniform manner that is clearly visible from the street serving the site. NFPA 501A sec 6.1.2</p>	(a) Street names	(b) Site separation lines	(c) Site numbers	(d) Water supplies for fire protection personnel	(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3
(a) Street names	(b) Site separation lines						
(c) Site numbers	(d) Water supplies for fire protection personnel						
(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3						

Lot #29 Structural Improvement / Modifications


	<p>Finding(s):</p> <ul style="list-style-type: none"> • Homes do not meet the minimum requirement for distance or 1-hour fire resistance rating. • Some egress windows and doors are blocked (or boarded). • Accessory buildings built with non-combustible material do not meet the 3 ft adjacent distance. • Accessory buildings built with combustible material do not meet the 5 ft adjacent distance. <p>Action Required:</p> <ul style="list-style-type: none"> • No portion of a manufactured home, excluding the tongue, shall be located closer than 3 m (10 ft) side to side, 2.4 m (8 ft) end to side, or 1.8 m (6 ft) end to end horizontally from any other manufactured home or community building unless the exposed composite walls and roof of either structure are without openings and constructed of materials that will provide a 1-hour fire resistance rating or the structures are separated by a 1-hour fire-rated barrier. (See 6.4.1.) NFPA 501A sec 6.2.1.1 • All manufactured homes, accessory buildings, structures, and community buildings shall be located and maintained in such a manner that required egress windows or doors are not blocked. NFPA 501A sec 6.2.3.5 • Accessory buildings or structures shall be permitted to be located immediately adjacent to a site line when constructed entirely of materials that do not support combustion and provided that such buildings or structures are not less than 0.9m(3 ft) from an accessory building or structure on an adjacent site. NFPA 501A sec 6.4.1.1 EXAMPLE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches. • An accessory building or structure constructed of combustible materials shall be located no closer than 1.5 m (5 ft) from the site line of an adjoining site. NFPA 501A sec 6.4.1.2 <p>NOTE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.</p> <ul style="list-style-type: none"> • Numerous violations were identified that don't meet the 1999 Zoning Resolution of Frontier County. See Section 13 for Frontier County Codes
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LOT #29 COUNTY ASSESSOR INFORMATION

LOT #30

Lot # 30 Inspection Findings

Lot #30 Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))	
	<p>Finding(s): Stairs are not in safe working condition and do not meet the basic requirements of the International Residential Code (IRC) or 1997 Uniform Building Code (UBC).</p> <p>Action Required: The Stairs- Residential Building Code for the U.S. is a municipal regulation. Thus it varies by state and town. Some jurisdictions base their legislation on the 2012 International Residential Code (IRC). Other communities seem to be still using the 1997 Uniform Building Code (UBC). In all cases, each jurisdiction has amended the code to reflect local concerns.. i.e. flooding or earthquake prone areas.</p> <ul style="list-style-type: none"> • Maximum overhang for nosing is somewhere between 1 ¼" & 1 ½". Some states legislate a minimum of ¾", including floor and landings. • Riser Height: Maximum of between 7 ¾" & 8 ¼" (some states regulate a minimum of 6") • Run: Minimum between 9-10" (not counting the part underneath the "nosing" of the tread above). With a note that runs of over 10 1/2" will usually require three balusters per tread to comply with the 4" maximum opening between spindles. • Stair Width: Minimum 36" with a stipulation allowing a wall mounted handrail to project from each side 3 ½" <p>Handrail: shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Height: 34" – 38" Continuity: Handrails shall be continuous for the full length of the stairs and handrails ends shall be returned or terminate in newel posts or safety terminals. Handrails shall have a space of not less than 1 ½" between a wall and the handrail.</p>

Lot #30 Electric Services Inspection	
	<p>Finding(s): "There are enough problems in and on every structure to necessitate hiring a licensed Electrical Contractor to inspect, correct, and bring the said facilities up to minimum code safety standards."</p> <p>Action Required: Gary Lofton recommendation "is that since there are some issues with almost every service and or panel board in the facility, that each owner hire a licensed electrical contractor to do an inspection to whatever edition of the NEC, 2014 for example and then make corrections based on the contractors recommendations.</p> <p>Manufactured Home Site and Community Electrical Equipment and Installations. Sites and communities provided with electrical service shall have all electrical equipment and installations designed, constructed, and maintained in accordance with the applicable provisions of NFPA 70, National Electrical Code®. NFPA 501A sec 5.1</p> 

Lot #30 Environmental – Wastewater (Residential & Toilets / Sewage)



Finding(s):

- The sewage treatment systems for the trailers are largely an unknown entity as to where they exist and sizing. Believed to be a failed system.

Action Required:

Each septic tank shall have an inspection pipe at least six inches in diameter over both the inlet and outlet devices. The inspection pipe shall extend to or above the ground surface and be capped flush or above finished grade. The inspection pipe cap shall be properly secured to prevent unwarranted access. Flexible hosing needs to be replaced with water tight and air tight service connections of Schedule 40 PVC hard pipe to prevent the potential of flexible hoses tearing and leaking. Any surface discharge of household waste water is illegal according to NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems. Should future improvements be necessary to any of these systems they will be expected to comply with NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems.

Lot #30 Environmental – Water Supply



Finding(s):

- Leaking distribution piping.
- Leaking yard hydrant.
- Ridged yard hydrant.
- Distribution piping.
- Cross-Connection.
- Water hoses are not to be used for distribution of water to trailer.
- Hook up from service riser to trailer needs to be flexible metal hook up.

Action Required:

All areas of 179 NAC must be followed for Chapter 21 Operation And Maintenance Of Transient Non-Community Public Water Systems



Lot #30 Safety and Health – Fire Prevention & Protection



Finding(s):

- Flammable liquids, gases, or liquid or gas fuel-powered equipment being stored under homes.
- Cylinders not on firm foundation and not properly secured.
- Cylinders are not stored in proper proximity as prescribed by NFPA 58
- Fire hazards such as dry brush, leaves, weeds, and other combustible material are present that can contribute to the spread of a fire.
- Life safety code is not being followed.
- Reasonable access is not available for Emergency Personnel




Action Required:

1. The space under manufactured homes and accessory buildings and structures shall not be used for the storage of combustible materials or for the storage or placement therein of flammable liquids, gases, or liquid or gas fuel-powered equipment. NFPA 501A sec 6.3.6.1
2. Installation of Cylinders. Cylinders shall be installed only above ground and shall be set upon a firm foundation or be otherwise firmly secured. Flexibility shall be provided in the connecting piping. The requirements of 3.2.17 shall apply. NFPA 58 sec 3.2.5
3. Containers installed outside of buildings, whether of the portable type replaced on a cylinder exchange basis or permanently installed and refilled at the installation, shall be located with respect to the adjacent containers, important building, group of buildings, or line of adjoining property that can be built upon, in accordance with Tables 3.2.2.2, 3.2.2.4, and 3.2.2.6(f) and the following:
 - A. Cylinders installed alongside of buildings shall be located and installed so that the discharge from the cylinder pressure relief device is at least 3 ft (1 m) horizontally away from any building opening that is below the level of such discharge. The discharge from cylinder pressure relief devices shall be located not less than 5 ft (1.5 m) in any direction away from any exterior source of ignition, openings into direct-vent (sealed combustion system) appliances, or mechanical ventilation air intakes.
 - B. Cylinders shall not be located and installed underneath any building unless the space is open to the atmosphere for 50 percent of its perimeter or more.
 - C. The distance measured horizontally from the point of discharge of a container pressure relief valve to any building opening below the level of such discharge shall be in accordance with Table 3.2.2.2(d).
 - D. The distance from any of the following, measured in any direction, shall be in accordance with Table 3.2.2.2(d):
 - 1) From the point of discharge of a container pressure relief valve
 - 2) The vent of a fixed maximum liquid level gauge on a container
 - 3) The installed location of the filling connection of a container to any of the following:
 - a. Exterior source of ignition
 - b. Openings into direct-vent (sealed combustion system) appliances
 - c. Mechanical ventilation air intakes NFPA 58 sec 3.2.2.2
4. All areas and individual sites within the manufactured home community shall be maintained so as to be free of dry brush, leaves, weeds, and other debris that could contribute to the spread of fire within the site or community. NFPA 501A sec 6.3.3
5. General. Responsibility for life safety and fire safety within manufactured home communities shall be that of the owners and operators of the community. NFPA 501A sec 6.1
6. Arrangement of manufactured homes and accessory buildings or structures on the site shall not restrict reasonable access to the site by emergency personnel. NFPA 501A sec 6.1.1.1

The site plan shall include, but not be limited to, the following information:

- | | |
|------------------|--|
| (a) Street names | (b) Site separation lines |
| (c) Site numbers | (d) Water supplies for fire protection personnel |

	<p>(e) Fire alarms (f) Utility disconnects NFPA 501A sec 6.1.1.3</p> <p>7. Each street name in the manufactured home community shall be clearly marked with signs, and each manufactured home site shall be marked for identification in a uniform manner that is clearly visible from the street serving the site. NFPA 501A sec 6.1.2</p>
<p>Lot #30 Structural Improvement / Modifications</p>	
	<p>Finding(s):</p> <ul style="list-style-type: none"> • Homes do not meet the minimum requirement for distance or 1-hour fire resistance rating. • Some egress windows and doors are blocked (or boarded). • Accessory buildings built with non-combustible material do not meet the 3 ft adjacent distance. • Accessory buildings built with combustible material do not meet the 5 ft adjacent distance. <p>Action Required:</p> <ul style="list-style-type: none"> • No portion of a manufactured home, excluding the tongue, shall be located closer than 3 m (10 ft) side to side, 2.4 m (8 ft) end to side, or 1.8 m (6 ft) end to end horizontally from any other manufactured home or community building unless the exposed composite walls and roof of either structure are without openings and constructed of materials that will provide a 1-hour fire resistance rating or the structures are separated by a 1-hour fire-rated barrier. (See 6.4.1.) NFPA 501A sec 6.2.1.1 • All manufactured homes, accessory buildings, structures, and community buildings shall be located and maintained in such a manner that required egress windows or doors are not blocked. NFPA 501A sec 6.2.3.5 • Accessory buildings or structures shall be permitted to be located immediately adjacent to a site line when constructed entirely of materials that do not support combustion and provided that such buildings or structures are not less than 0.9m(3 ft) from an accessory building or structure on an adjacent site. NFPA 501A sec 6.4.1.1 EXAMPLE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches. • An accessory building or structure constructed of combustible materials shall be located no closer than 1.5 m (5 ft) from the site line of an adjoining site. NFPA 501A sec 6.4.1.2 <p>NOTE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.</p> <ul style="list-style-type: none"> • Numerous violations were identified that don't meet the 1999 Zoning Resolution of Frontier County. See Section 13 for Frontier County Codes



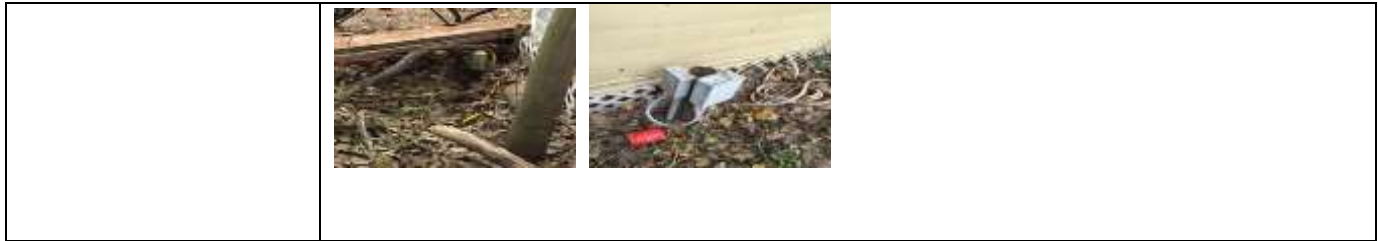
LOT #30 COUNTY ASSESSOR INFORMATION

LOT #31

Lot # 31 Inspection Findings

Lot #31 Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))	
	<p>Finding(s): Stairs are not in safe working condition and do not meet the basic requirements of the International Residential Code (IRC) or 1997 Uniform Building Code (UBC).</p> <hr/> <p>Action Required: The Stairs- Residential Building Code for the U.S. is a municipal regulation. Thus it varies by state and town. Some jurisdictions base their legislation on the 2012 International Residential Code (IRC). Other communities seem to be still using the 1997 Uniform Building Code (UBC). In all cases, each jurisdiction has amended the code to reflect local concerns.. i.e. flooding or earthquake prone areas.</p> <ul style="list-style-type: none"> • Maximum overhang for nosing is somewhere between 1 ¼" & 1 ½". Some states legislate a minimum of ¾", including floor and landings. • Riser Height: Maximum of between 7 ¾" & 8 ¼" (some states regulate a minimum of 6") • Run: Minimum between 9-10" (not counting the part underneath the "nosing" of the tread above). With a note that runs of over 10 1/2" will usually require three balusters per tread to comply with the 4" maximum opening between spindles. • Stair Width: Minimum 36" with a stipulation allowing a wall mounted handrail to project from each side 3 ½" <p>Handrail: shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Height: 34" – 38" Continuity: Handrails shall be continuous for the full length of the stairs and handrails ends shall be returned or terminate in newel posts or safety terminals. Handrails shall have a space of not less than 1 ½" between a wall and the handrail.</p>

Lot #31 Electric Services Inspection	
 	<p>Finding(s): "There are enough problems in and on every structure to necessitate hiring a licensed Electrical Contractor to inspect, correct, and bring the said facilities up to minimum code safety standards."</p> <hr/> <p>Action Required: Gary Lofton recommendation "is that since there are some issues with almost every service and or panel board in the facility, that each owner hire a licensed electrical contractor to do an inspection to whatever edition of the NEC, 2014 for example and then make corrections based on the contractors recommendations.</p> <p>Manufactured Home Site and Community Electrical Equipment and Installations. Sites and communities provided with electrical service shall have all electrical equipment and installations designed, constructed, and maintained in accordance with the applicable provisions of NFPA 70, National Electrical Code®. NFPA 501A sec 5.1</p>



Lot #31 Environmental – Wastewater (Residential & Toilets / Sewage)



Finding(s):

- The sewage treatment systems for the trailers are largely an unknown entity as to where they exist and sizing. Believed to be a failed system.

Action Required:

Each septic tank shall have an inspection pipe at least six inches in diameter over both the inlet and outlet devices. The inspection pipe shall extend to or above the ground surface and be capped flush or above finished grade. The inspection pipe cap shall be properly secured to prevent unwarranted access. Flexible hosing needs to be replaced with water tight and air tight service connections of Schedule 40 PVC hard pipe to prevent the potential of flexible hoses tearing and leaking. Any surface discharge of household waste water is illegal according to NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems. Should future improvements be necessary to any of these systems they will be expected to comply with NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems.

Lot #31 Environmental – Water Supply



Finding(s):

- Leaking distribution piping.
- Leaking yard hydrant.
- Ridged yard hydrant.
- Distribution piping.
- Cross-Connection.
- Water hoses are not to be used for distribution of water to trailer.
- Hook up from service riser to trailer needs to be flexible metal hook up.

Action Required:

All areas of 179 NAC must be followed for Chapter 21 Operation And Maintenance Of Transient Non-Community Public Water Systems

Lot #31 Environmental Assessment

	<p>Finding(s): Household Hazardous material can be highly hazardous to occupant safety. Material should be stored as directed by the manufacturer. Containers should always be labeled for the material that is inside the container for safety. When material is no longer being used it should be disposed of properly.</p> <p>Action Required: Nebraska’s Household Hazardous Waste Program has several dates / locations for home owners to dispose of unwanted material. The most common material that is accepted is as follows: LAWN & GARDEN Lighter fluid/Torch fuel; Pesticides; Insecticides; Flea/tick products; Herbicides; Insect Sprays; Small propane cylinders (for camping) and Pool chemicals AUTOMOTIVE Power steering fluid; Transmission Fluid; Mixed gasoline; Grease removers; Old gasoline; Brake Fluid and Upholstery cleaners HOME IMPROVEMENT Oil-based stains; Adhesives; Paint thinner; Oil-based paint; Turpentine; Furniture stripper and Wood preservatives HOUSEHOLD Spot removers; Bleach Cleaners; Fluorescent tubes; Compact bulbs (CFLs); Mothballs; Solvent-based polishes; Drain/Oven Cleaners; Small capacitors; Glues and Mercury thermometers & thermostats</p>
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Lot #31 Safety and Health – Fire Prevention & Protection

	<p>Finding(s):</p> <ul style="list-style-type: none"> • Flammable liquids, gases, or liquid or gas fuel-powered equipment being stored under homes. • Cylinders not on firm foundation and not properly secured. • Cylinders are not stored in proper proximity as prescribed by NFPA 58 • Fire hazards such as dry brush, leaves, weeds, and other combustible material are present that can contribute to the spread of a fire. • Life safety code is not being followed. • Reasonable access is not available for Emergency Personnel <p>Action Required:</p> <ol style="list-style-type: none"> 1. The space under manufactured homes and accessory buildings and structures shall not be used for the storage of combustible materials or for the storage or placement therein of flammable liquids, gases, or liquid or gas fuel-powered equipment. NFPA 501A sec 6.3.6.1 2. Installation of Cylinders. Cylinders shall be installed only above ground and shall be set upon a firm foundation or be otherwise firmly secured. Flexibility shall be provided in the connecting piping. The requirements of 3.2.17 shall apply. NFPA 58 sec 3.2.5 3. Containers installed outside of buildings, whether of the portable type replaced on a cylinder exchange basis or permanently installed and refilled at the installation, shall be located with respect to the adjacent containers, important building, group of buildings, or line of adjoining property that can be built upon, in accordance with Tables 3.2.2.2, 3.2.2.4, and 3.2.2.6(f) and the following: <ul style="list-style-type: none"> A. Cylinders installed alongside of buildings shall be located and installed so that the discharge from the cylinder pressure relief device is at least 3 ft (1 m) horizontally away from any building opening that is below the level of such discharge. The discharge from cylinder pressure relief devices shall be located not less than 5 ft (1.5 m) in any direction away from any exterior source of ignition, openings into direct-vent (sealed combustion system) appliances, or mechanical ventilation air intakes. B. Cylinders shall not be located and installed underneath any building unless the space is open to the atmosphere for 50 percent of its perimeter or more.
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	<p>C. The distance measured horizontally from the point of discharge of a container pressure relief valve to any building opening below the level of such discharge shall be in accordance with Table 3.2.2.2(d).</p> <p>D. The distance from any of the following, measured in any direction, shall be in accordance with Table 3.2.2.2(d):</p> <ol style="list-style-type: none"> 1) From the point of discharge of a container pressure relief valve 2) The vent of a fixed maximum liquid level gauge on a container 3) The installed location of the filling connection of a container to any of the following: <ol style="list-style-type: none"> a. Exterior source of ignition b. Openings into direct-vent (sealed combustion system) appliances c. Mechanical ventilation air intakes NFPA 58 sec 3.2.2.2 <p>4. All areas and individual sites within the manufactured home community shall be maintained so as to be free of dry brush, leaves, weeds, and other debris that could contribute to the spread of fire within the site or community. NFPA 501A sec 6.3.3</p> <p>5. General. Responsibility for life safety and fire safety within manufactured home communities shall be that of the owners and operators of the community. NFPA 501A sec 6.1</p> <p>6. Arrangement of manufactured homes and accessory buildings or structures on the site shall not restrict reasonable access to the site by emergency personnel. NFPA 501A sec 6.1.1.1</p> <p style="padding-left: 40px;">The site plan shall include, but not be limited to, the following information:</p> <table style="margin-left: 40px; border: none;"> <tr> <td>(a) Street names</td> <td>(b) Site separation lines</td> </tr> <tr> <td>(c) Site numbers</td> <td>(d) Water supplies for fire protection personnel</td> </tr> <tr> <td>(e) Fire alarms</td> <td>(f) Utility disconnects NFPA 501A sec 6.1.1.3</td> </tr> </table> <p>7. Each street name in the manufactured home community shall be clearly marked with signs, and each manufactured home site shall be marked for identification in a uniform manner that is clearly visible from the street serving the site. NFPA 501A sec 6.1.2</p>	(a) Street names	(b) Site separation lines	(c) Site numbers	(d) Water supplies for fire protection personnel	(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3
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(c) Site numbers	(d) Water supplies for fire protection personnel						
(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3						

Lot #31 Structural Improvement / Modifications



Finding(s):

- Homes do not meet the minimum requirement for distance or 1-hour fire resistance rating.
- Some egress windows and doors are blocked (or boarded).
- Accessory buildings built with non-combustible material do not meet the 3 ft adjacent distance.
- Accessory buildings built with combustible material do not meet the 5 ft adjacent distance.

Action Required:

- No portion of a manufactured home, excluding the tongue, shall be located closer than 3 m (10 ft) side to side, 2.4 m (8 ft) end to side, or 1.8 m (6 ft) end to end horizontally from any other manufactured home or community building unless the exposed composite walls and roof of either structure are without openings and constructed of materials that will provide a 1-hour fire resistance rating or the structures are separated by a 1-hour fire-rated barrier. (See 6.4.1.) NFPA 501A sec 6.2.1.1
- All manufactured homes, accessory buildings, structures, and community buildings shall be located and maintained in such a manner that required egress windows or doors are not blocked. NFPA 501A sec 6.2.3.5
- Accessory buildings or structures shall be permitted to be located immediately adjacent to a site line when constructed entirely of materials that do not support combustion and provided that such buildings or structures are not less than 0.9m(3 ft) from an accessory building or structure on an adjacent site. NFPA 501A sec 6.4.1.1 EXAMPLE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.
- An accessory building or structure constructed of combustible materials shall be located no closer than 1.5 m (5 ft) from the site line of an adjoining site. NFPA 501A sec 6.4.1.2

NOTE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.

- Numerous violations were identified that don't meet the 1999 Zoning Resolution of Frontier County. See Section 13 for Frontier County Codes

LOT #31 COUNTY ASSESSOR INFORMATION

LOT #32

Lot # 32 Inspection Findings

Lot #32 Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))



Finding(s):

Stairs are not in safe working condition and do not meet the basic requirements of the International Residential Code (IRC) or 1997 Uniform Building Code (UBC).

Action Required:

The Stairs- Residential Building Code for the U.S. is a municipal regulation. Thus it varies by state and town. Some jurisdictions base their legislation on the 2012 International Residential Code (IRC). Other communities seem to be still using the 1997 Uniform Building Code (UBC). In all cases, each jurisdiction has amended the code to reflect local concerns.. i.e. flooding or earthquake prone areas.

- Maximum overhang for nosing is somewhere between 1 ¼" & 1 ½". Some states legislate a minimum of ¾", including floor and landings.
- Riser Height: Maximum of between 7 ¾" & 8 ¼" (some states regulate a minimum of 6")
- Run: Minimum between 9-10" (not counting the part underneath the "nosing" of the tread above). With a note that runs of over 10 1/2" will usually require three balusters per tread to comply with the 4" maximum opening between spindles.
- Stair Width: Minimum 36" with a stipulation allowing a wall mounted handrail to project from each side 3 ½"

Handrail: shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Height: 34" – 38" Continuity: Handrails shall be continuous for the full length of the stairs and handrails ends shall be returned or terminate in newel posts or safety terminals. Handrails shall have a space of not less than 1 ½" between a wall and the handrail.

Lot #32 Electric Services Inspection



Finding(s):






"There are enough problems in and on every structure to necessitate hiring a licensed Electrical Contractor to inspect, correct, and bring the said facilities up to minimum code safety standards."

Action Required:





Gary Lofton recommendation "is that since there are some issues with almost every service and or panel board in the facility, that **each owner hire a licensed electrical** contractor to do an inspection to whatever edition of the NEC, 2014 for example and then make corrections based on the contractors recommendations.

Manufactured Home Site and Community Electrical Equipment and Installations. Sites and communities provided with electrical service shall have all electrical equipment and installations designed, constructed, and maintained in accordance with the applicable provisions of NFPA 70, National Electrical Code®. NFPA 501A sec 5.1



Lot #32 Environmental – Wastewater (Residential & Toilets / Sewage)

	<p>Finding(s):</p> <ul style="list-style-type: none"> • A pipe to the ground surface that appeared to be draining running water from the trailer, perhaps a leaking valve from a clothes washing machine. • The sewage treatment systems for the trailers are largely an unknown entity as to where they exist and sizing. Believed to be a failed system. • Sewage treatment system for trailer is a 30/55 gallon drum. This is a failed system. • Capped inlet/outlet device is not secured. Capped inlet/outlet device is damaged. • There are hoses and material other than PVC being used from the holding tanks to the (unknown) sewer riser hookups.
	<p>Action Required:</p> <p>Each septic tank shall have an inspection pipe at least six inches in diameter over both the inlet and outlet devices. The inspection pipe shall extend to or above the ground surface and be capped flush or above finished grade. The inspection pipe cap shall be properly secured to prevent unwarranted access. Flexible hosing needs to be replaced with water tight and air tight service connections of Schedule 40 PVC hard pipe to prevent the potential of flexible hoses tearing and leaking. Any surface discharge of household waste water is illegal according to NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems. Should future improvements be necessary to any of these systems they will be expected to comply with NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems.</p>
	
	


Lot #32 Environmental – Water Supply

	<p>Finding(s):</p> <ul style="list-style-type: none"> • Leaking distribution piping. • Leaking yard hydrant. • Ridged yard hydrant. • Distribution piping. • Cross-Connection. • Water hoses are not to be used for distribution of water to trailer. • Hook up from service riser to trailer needs to be flexible metal hook up.
	<p>Action Required:</p> <p>All areas of 179 NAC must be followed for Chapter 21 Operation And Maintenance Of Transient Non-Community Public Water Systems</p>
	

Lot #32 Environmental Assessment

	<p>Finding(s):</p> <p>Household Hazardous material can be highly hazardous to occupant safety. Material should be stored as directed by the manufacturer. Containers should always be labeled for the material that is inside the container for safety. When material is no longer being used it should be disposed of properly.</p>
	<p>Action Required:</p> <p>Nebraska’s Household Hazardous Waste Program has several dates / locations for home owners to dispose of unwanted material. The most common material that is accepted is as follows:</p> <p>LAWN & GARDEN Lighter fluid/Torch fuel; Pesticides; Insecticides; Flea/tick products; Herbicides; Insect Sprays; Small propane cylinders (for camping) and Pool chemicals</p> <p>AUTOMOTIVE Power steering fluid; Transmission Fluid; Mixed gasoline; Grease removers; Old gasoline; Brake Fluid and Upholstery cleaners</p> <p>HOME IMPROVEMENT Oil-based stains; Adhesives; Paint thinner; Oil-based paint; Turpentine; Furniture stripper and Wood preservatives</p> <p>HOUSEHOLD Spot removers; Bleach Cleaners; Fluorescent tubes; Compact bulbs (CFLs); Mothballs; Solvent-based polishes; Drain/Oven Cleaners; Small capacitors; Glues and Mercury thermometers & thermostats</p>

Lot #32 Safety and Health – Fire Prevention & Protection

	<p>Finding(s):</p> <ul style="list-style-type: none"> • Flammable liquids, gases, or liquid or gas fuel-powered equipment being stored under homes. • Cylinders not on firm foundation and not properly secured. • Cylinders are not stored in proper proximity as prescribed by NFPA 58 • Fire hazards such as dry brush, leaves, weeds, and other combustible material are present that can contribute to the spread of a fire. • Life safety code is not being followed. • Reasonable access is not available for Emergency Personnel
	<p>Action Required:</p> <ol style="list-style-type: none"> 1. The space under manufactured homes and accessory buildings and structures shall not be used for the storage of combustible materials or for the storage or placement therein of flammable liquids, gases, or liquid or gas fuel-powered equipment. NFPA 501A sec 6.3.6.1 2. Installation of Cylinders. Cylinders shall be installed only above ground and shall be set upon a firm foundation or be otherwise firmly secured. Flexibility shall be provided in the connecting piping. The requirements of 3.2.17 shall apply. NFPA 58 sec 3.2.5 3. Containers installed outside of buildings, whether of the portable type replaced on a cylinder exchange basis or permanently installed and refilled at the installation, shall be located with respect to the adjacent containers, important building, group of buildings, or line of adjoining property that can be built upon, in accordance with Tables 3.2.2.2, 3.2.2.4, and 3.2.2.6(f) and the following: <ul style="list-style-type: none"> A. Cylinders installed alongside of buildings shall be located and installed so that the discharge from the cylinder pressure relief device is at least 3 ft (1 m) horizontally away from any building opening that is below the level of such discharge. The discharge from cylinder pressure relief devices shall be located not less than 5 ft (1.5 m) in any direction away from any exterior source of ignition, openings

	<p>into direct-vent (sealed combustion system) appliances, or mechanical ventilation air intakes.</p> <p>B. Cylinders shall not be located and installed underneath any building unless the space is open to the atmosphere for 50 percent of its perimeter or more.</p> <p>C. The distance measured horizontally from the point of discharge of a container pressure relief valve to any building opening below the level of such discharge shall be in accordance with Table 3.2.2.2(d).</p> <p>D. The distance from any of the following, measured in any direction, shall be in accordance with Table 3.2.2.2(d):</p> <ol style="list-style-type: none"> 1) From the point of discharge of a container pressure relief valve 2) The vent of a fixed maximum liquid level gauge on a container 3) The installed location of the filling connection of a container to any of the following: <ol style="list-style-type: none"> a. Exterior source of ignition b. Openings into direct-vent (sealed combustion system) appliances c. Mechanical ventilation air intakes NFPA 58 sec 3.2.2.2 <p>4. All areas and individual sites within the manufactured home community shall be maintained so as to be free of dry brush, leaves, weeds, and other debris that could contribute to the spread of fire within the site or community. NFPA 501A sec 6.3.3</p> <p>5. General. Responsibility for life safety and fire safety within manufactured home communities shall be that of the owners and operators of the community. NFPA 501A sec 6.1</p> <p>6. Arrangement of manufactured homes and accessory buildings or structures on the site shall not restrict reasonable access to the site by emergency personnel. NFPA 501A sec 6.1.1.1</p> <p>The site plan shall include, but not be limited to, the following information:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">(a) Street names</td> <td style="width: 50%;">(b) Site separation lines</td> </tr> <tr> <td>(c) Site numbers</td> <td>(d) Water supplies for fire protection personnel</td> </tr> <tr> <td>(e) Fire alarms</td> <td>(f) Utility disconnects NFPA 501A sec 6.1.1.3</td> </tr> </table> <p>7. Each street name in the manufactured home community shall be clearly marked with signs, and each manufactured home site shall be marked for identification in a uniform manner that is clearly visible from the street serving the site. NFPA 501A sec 6.1.2</p>	(a) Street names	(b) Site separation lines	(c) Site numbers	(d) Water supplies for fire protection personnel	(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3
(a) Street names	(b) Site separation lines						
(c) Site numbers	(d) Water supplies for fire protection personnel						
(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3						

Lot #32 Structural Improvement / Modifications



Finding(s):

- Homes do not meet the minimum requirement for distance or 1-hour fire resistance rating.
- Some egress windows and doors are blocked (or boarded).
- Accessory buildings built with non-combustible material do not meet the 3 ft adjacent distance.
- Accessory buildings built with combustible material do not meet the 5 ft adjacent distance.

Action Required:

- No portion of a manufactured home, excluding the tongue, shall be located closer than 3 m (10 ft) side to side, 2.4 m (8 ft) end to side, or 1.8 m (6 ft) end to end horizontally from any other manufactured home or community building unless the exposed composite walls and roof of either structure are without openings and constructed of materials that will provide a 1-hour fire resistance rating or the structures are separated by a 1-hour fire-rated barrier. (See 6.4.1.) NFPA 501A sec 6.2.1.1
- All manufactured homes, accessory buildings, structures, and community buildings shall be located and maintained in such a manner that required egress windows or doors are not blocked. NFPA 501A sec 6.2.3.5
- Accessory buildings or structures shall be permitted to be located immediately adjacent to a site line when constructed entirely of materials that do not support combustion and provided that such buildings or structures are not less than 0.9m(3 ft) from an accessory building or structure on an adjacent site. NFPA 501A sec 6.4.1.1 EXAMPLE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.
- An accessory building or structure constructed of combustible materials shall be located no closer than 1.5 m (5 ft) from the site line of an adjoining site. NFPA 501A sec 6.4.1.2


NOTE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.





- Numerous violations were identified that don't meet the 1999 Zoning Resolution of Frontier County. See Section 13 for Frontier County Codes

LOT #32 COUNTY ASSESSOR INFORMATION

LOT #33

Lot # 33 Inspection Findings


Lot #33 Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))	
	<p>Finding(s): Stairs are not in safe working condition and do not meet the basic requirements of the International Residential Code (IRC) or 1997 Uniform Building Code (UBC).</p> <hr/> <p>Action Required: The Stairs- Residential Building Code for the U.S. is a municipal regulation. Thus it varies by state and town. Some jurisdictions base their legislation on the 2012 International Residential Code (IRC). Other communities seem to be still using the 1997 Uniform Building Code (UBC). In all cases, each jurisdiction has amended the code to reflect local concerns.. i.e. flooding or earthquake prone areas.</p> <ul style="list-style-type: none"> • Maximum overhang for nosing is somewhere between 1 ¼" & 1 ½". Some states legislate a minimum of ¾", including floor and landings. • Riser Height: Maximum of between 7 ¾" & 8 ¼" (some states regulate a minimum of 6") • Run: Minimum between 9-10" (not counting the part underneath the "nosing" of the tread above). With a note that runs of over 10 1/2" will usually require three balusters per tread to comply with the 4" maximum opening between spindles. • Stair Width: Minimum 36" with a stipulation allowing a wall mounted handrail to project from each side 3 ½" <p>Handrail: shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Height: 34" – 38" Continuity: Handrails shall be continuous for the full length of the stairs and handrails ends shall be returned or terminate in newel posts or safety terminals. Handrails shall have a space of not less than 1 ½" between a wall and the handrail.</p>

Lot #33 Electric Services Inspection	
   	<p>Finding(s): "There are enough problems in and on every structure to necessitate hiring a licensed Electrical Contractor to inspect, correct, and bring the said facilities up to minimum code safety standards."</p> <hr/> <p>Action Required: Gary Lofton recommendation "is that since there are some issues with almost every service and or panel board in the facility, that each owner hire a licensed electrical contractor to do an inspection to whatever edition of the NEC, 2014 for example and then make corrections based on the contractors recommendations.</p> <p>Manufactured Home Site and Community Electrical Equipment and Installations. Sites and communities provided with electrical service shall have all electrical equipment and installations designed, constructed, and maintained in accordance with the applicable provisions of NFPA 70, National Electrical Code®. NFPA 501A sec 5.1</p>


Lot #33 Environmental – Wastewater (Residential & Toilets / Sewage)

No Picture Access	<p>Finding(s):</p> <ul style="list-style-type: none"> The sewage treatment systems for the trailers are largely an unknown entity as to where they exist and sizing. Believed to be a failed system. <p>Action Required: Each septic tank shall have an inspection pipe at least six inches in diameter over both the inlet and outlet devices. The inspection pipe shall extend to or above the ground surface and be capped flush or above finished grade. The inspection pipe cap shall be properly secured to prevent unwarranted access. Flexible hosing needs to be replaced with water tight and air tight service connections of Schedule 40 PVC hard pipe to prevent the potential of flexible hoses tearing and leaking. Any surface discharge of household waste water is illegal according to NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems. Should future improvements be necessary to any of these systems they will be expected to comply with NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems.</p>
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Lot #33 Environmental – Water Supply

	<p>Finding(s):</p> <ul style="list-style-type: none"> Leaking distribution piping. Leaking yard hydrant. Ridged yard hydrant. Distribution piping. Cross-Connection. Water hoses are not to be used for distribution of water to trailer. Hook up from service riser to trailer needs to be flexible metal hook up. <p>Action Required: All areas of 179 NAC must be followed for Chapter 21 Operation And Maintenance Of Transient Non-Community Public Water Systems</p>
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Lot #33 Environmental Assessment

	<p>Finding(s):</p> <p>Household Hazardous material can be highly hazardous to occupant safety. Material should be stored as directed by the manufacturer. Containers should always be labeled for the material that is inside the container for safety. When material is no longer being used it should be disposed of properly.</p> <p>Action Required:</p> <p>Nebraska’s Household Hazardous Waste Program has several dates / locations for home owners to dispose of unwanted material. The most common material that is accepted is as follows:</p> <p>LAWN & GARDEN Lighter fluid/Torch fuel; Pesticides; Insecticides; Flea/tick products; Herbicides; Insect Sprays; Small propane cylinders (for camping) and Pool chemicals</p> <p>AUTOMOTIVE Power steering fluid; Transmission Fluid; Mixed gasoline; Grease removers; Old gasoline; Brake Fluid and Upholstery cleaners</p> <p>HOME IMPROVEMENT Oil-based stains; Adhesives; Paint thinner; Oil-based paint; Turpentine; Furniture stripper and Wood preservatives</p> <p>HOUSEHOLD Spot removers; Bleach Cleaners; Fluorescent tubes; Compact bulbs (CFLs); Mothballs; Solvent-based polishes; Drain/Oven Cleaners; Small capacitors; Glues and Mercury thermometers & thermostats</p>
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Lot #33 Safety and Health – Fire Prevention & Protection



Finding(s):



- Flammable liquids, gases, or liquid or gas fuel-powered equipment being stored under homes.
- Cylinders not on firm foundation and not properly secured.
- Cylinders are not stored in proper proximity as prescribed by NFPA 58
- Fire hazards such as dry brush, leaves, weeds, and other combustible material are present that can contribute to the spread of a fire.
- Life safety code is not being followed.
- Reasonable access is not available for Emergency Personnel

Action Required:

1. The space under manufactured homes and accessory buildings and structures shall not be used for the storage of combustible materials or for the storage or placement therein of flammable liquids, gases, or liquid or gas fuel-powered equipment. NFPA 501A sec 6.3.6.1
2. Installation of Cylinders. Cylinders shall be installed only above ground and shall be set upon a firm foundation or be otherwise firmly secured. Flexibility shall be provided in the connecting piping. The requirements of 3.2.17 shall apply. NFPA 58 sec 3.2.5
3. Containers installed outside of buildings, whether of the portable type replaced on a cylinder exchange basis or permanently installed and refilled at the installation, shall be located with respect to the adjacent containers, important building, group of buildings, or line of adjoining property that can be built upon, in accordance with Tables 3.2.2.2, 3.2.2.4, and 3.2.2.6(f) and the following:
 - A. Cylinders installed alongside of buildings shall be located and installed so that the discharge from the cylinder pressure relief device is at least 3 ft (1 m) horizontally away from any building opening that is below the level of such discharge. The discharge from cylinder pressure relief devices shall be located not less than 5 ft (1.5 m) in any direction away from any exterior source of ignition, openings into direct-vent (sealed combustion system) appliances, or mechanical ventilation air intakes.
 - B. Cylinders shall not be located and installed underneath any building unless the space is open to the atmosphere for 50 percent of its perimeter or more.
 - C. The distance measured horizontally from the point of discharge of a container pressure relief valve to any building opening below the level of such discharge shall be in accordance with Table 3.2.2.2(d).
 - D. The distance from any of the following, measured in any direction, shall be in accordance with Table 3.2.2.2(d):
 - 1) From the point of discharge of a container pressure relief valve
 - 2) The vent of a fixed maximum liquid level gauge on a container
 - 3) The installed location of the filling connection of a container to any of the following:
 - a. Exterior source of ignition
 - b. Openings into direct-vent (sealed combustion system) appliances
 - c. Mechanical ventilation air intakes NFPA 58 sec 3.2.2.2
4. All areas and individual sites within the manufactured home community shall be maintained so as to be free of dry brush, leaves, weeds, and other debris that could contribute to the spread of fire within the site or community. NFPA 501A sec 6.3.3

	<p>5. General. Responsibility for life safety and fire safety within manufactured home communities shall be that of the owners and operators of the community. NFPA 501A sec 6.1</p> <p>6. Arrangement of manufactured homes and accessory buildings or structures on the site shall not restrict reasonable access to the site by emergency personnel. NFPA 501A sec 6.1.1.1</p> <p>The site plan shall include, but not be limited to, the following information:</p> <table border="0"> <tr> <td>(a) Street names</td> <td>(b) Site separation lines</td> </tr> <tr> <td>(c) Site numbers</td> <td>(d) Water supplies for fire protection personnel</td> </tr> <tr> <td>(e) Fire alarms</td> <td>(f) Utility disconnects NFPA 501A sec 6.1.1.3</td> </tr> </table> <p>7. Each street name in the manufactured home community shall be clearly marked with signs, and each manufactured home site shall be marked for identification in a uniform manner that is clearly visible from the street serving the site. NFPA 501A sec 6.1.2</p>	(a) Street names	(b) Site separation lines	(c) Site numbers	(d) Water supplies for fire protection personnel	(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3
(a) Street names	(b) Site separation lines						
(c) Site numbers	(d) Water supplies for fire protection personnel						
(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3						

Lot #33 Structural Improvement / Modifications


 	<p>Finding(s):</p> <ul style="list-style-type: none"> Homes do not meet the minimum requirement for distance or 1-hour fire resistance rating. Some egress windows and doors are blocked (or boarded). Accessory buildings built with non-combustible material do not meet the 3 ft adjacent distance. Accessory buildings built with combustible material do not meet the 5 ft adjacent distance. <p>Action Required:</p> <ul style="list-style-type: none"> No portion of a manufactured home, excluding the tongue, shall be located closer than 3 m (10 ft) side to side, 2.4 m (8 ft) end to side, or 1.8 m (6 ft) end to end horizontally from any other manufactured home or community building unless the exposed composite walls and roof of either structure are without openings and constructed of materials that will provide a 1-hour fire resistance rating or the structures are separated by a 1-hour fire-rated barrier. (See 6.4.1.) NFPA 501A sec 6.2.1.1 All manufactured homes, accessory buildings, structures, and community buildings shall be located and maintained in such a manner that required egress windows or doors are not blocked. NFPA 501A sec 6.2.3.5 Accessory buildings or structures shall be permitted to be located immediately adjacent to a site line when constructed entirely of materials that do not support combustion and provided that such buildings or structures are not less than 0.9m(3 ft) from an accessory building or structure on an adjacent site. NFPA 501A sec 6.4.1.1 EXAMPLE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches. An accessory building or structure constructed of combustible materials shall be located no closer than 1.5 m (5 ft) from the site line of an adjoining site. NFPA 501A sec 6.4.1.2 <p>NOTE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.</p> <ul style="list-style-type: none"> Numerous violations were identified that don't meet the 1999 Zoning Resolution of Frontier County. See Section 13 for Frontier County Codes
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LOT #33 COUNTY ASSESSOR INFORMATION

LOT #34

Lot # 34 Inspection Findings


Lot #34 Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))	
	<p>Finding(s): Stairs are not in safe working condition and do not meet the basic requirements of the International Residential Code (IRC) or 1997 Uniform Building Code (UBC).</p> <hr/> <p>Action Required: The Stairs- Residential Building Code for the U.S. is a municipal regulation. Thus it varies by state and town. Some jurisdictions base their legislation on the 2012 International Residential Code (IRC). Other communities seem to be still using the 1997 Uniform Building Code (UBC). In all cases, each jurisdiction has amended the code to reflect local concerns.. i.e. flooding or earthquake prone areas.</p> <ul style="list-style-type: none"> • Maximum overhang for nosing is somewhere between 1 ¼" & 1 ½". Some states legislate a minimum of ¾", including floor and landings. • Riser Height: Maximum of between 7 ¾" & 8 ¼" (some states regulate a minimum of 6") • Run: Minimum between 9-10" (not counting the part underneath the "nosing" of the tread above). With a note that runs of over 10 1/2" will usually require three balusters per tread to comply with the 4" maximum opening between spindles. • Stair Width: Minimum 36" with a stipulation allowing a wall mounted handrail to project from each side 3 ½" <p>Handrail: shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Height: 34" – 38" Continuity: Handrails shall be continuous for the full length of the stairs and handrails ends shall be returned or terminate in newel posts or safety terminals. Handrails shall have a space of not less than 1 ½" between a wall and the handrail.</p>

Lot #34 Electric Services Inspection	
	<p>Finding(s): "There are enough problems in and on every structure to necessitate hiring a licensed Electrical Contractor to inspect, correct, and bring the said facilities up to minimum code safety standards."</p> <hr/> <p>Action Required: Gary Lofton recommendation "is that since there are some issues with almost every service and or panel board in the facility, that each owner hire a licensed electrical contractor to do an inspection to whatever edition of the NEC, 2014 for example and then make corrections based on the contractors recommendations.</p> <p>Manufactured Home Site and Community Electrical Equipment and Installations. Sites and communities provided with electrical service shall have all electrical equipment and installations designed, constructed, and maintained in accordance with the applicable provisions of NFPA 70, National Electrical Code®. NFPA 501A sec 5.1</p>


Lot #34 Environmental – Wastewater (Residential & Toilets / Sewage)

<p>No Picture Access</p>	<p>Finding(s):</p> <ul style="list-style-type: none"> The sewage treatment systems for the trailers are largely an unknown entity as to where they exist and sizing. Believed to be a failed system. <p>Action Required: Each septic tank shall have an inspection pipe at least six inches in diameter over both the inlet and outlet devices. The inspection pipe shall extend to or above the ground surface and be capped flush or above finished grade. The inspection pipe cap shall be properly secured to prevent unwarranted access. Flexible hosing needs to be replaced with water tight and air tight service connections of Schedule 40 PVC hard pipe to prevent the potential of flexible hoses tearing and leaking. Any surface discharge of household waste water is illegal according to NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems. Should future improvements be necessary to any of these systems they will be expected to comply with NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems.</p>
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Lot #34 Environmental – Water Supply

	<p>Finding(s):</p> <ul style="list-style-type: none"> Leaking distribution piping. Leaking yard hydrant. Ridged yard hydrant. Distribution piping. Cross-Connection. Water hoses are not to be used for distribution of water to trailer. Hook up from service riser to trailer needs to be flexible metal hook up. <p>Action Required: All areas of 179 NAC must be followed for Chapter 21 Operation And Maintenance Of Transient Non-Community Public Water Systems</p>
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Lot #34 Environmental Assessment

	<p>Finding(s):</p> <p>Household Hazardous material can be highly hazardous to occupant safety. Material should be stored as directed by the manufacturer. Containers should always be labeled for the material that is inside the container for safety. When material is no longer being used it should be disposed of properly.</p> <p>Action Required:</p> <p>Nebraska’s Household Hazardous Waste Program has several dates / locations for home owners to dispose of unwanted material. The most common material that is accepted is as follows:</p> <p>LAWN & GARDEN Lighter fluid/Torch fuel; Pesticides; Insecticides; Flea/tick products; Herbicides; Insect Sprays; Small propane cylinders (for camping) and Pool chemicals</p> <p>AUTOMOTIVE Power steering fluid; Transmission Fluid; Mixed gasoline; Grease removers; Old gasoline; Brake Fluid and Upholstery cleaners</p> <p>HOME IMPROVEMENT Oil-based stains; Adhesives; Paint thinner; Oil-based paint; Turpentine; Furniture stripper and Wood preservatives</p> <p>HOUSEHOLD Spot removers; Bleach Cleaners; Fluorescent tubes; Compact bulbs (CFLs); Mothballs; Solvent-based polishes; Drain/Oven Cleaners; Small capacitors; Glues and Mercury thermometers & thermostats</p>
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Lot #34 Safety and Health – Fire Prevention & Protection



Finding(s):



- Flammable liquids, gases, or liquid or gas fuel-powered equipment being stored under homes.
- Cylinders not on firm foundation and not properly secured.
- Cylinders are not stored in proper proximity as prescribed by NFPA 58
- Fire hazards such as dry brush, leaves, weeds, and other combustible material are present that can contribute to the spread of a fire.
- Life safety code is not being followed.
- Reasonable access is not available for Emergency Personnel

Action Required:

1. The space under manufactured homes and accessory buildings and structures shall not be used for the storage of combustible materials or for the storage or placement therein of flammable liquids, gases, or liquid or gas fuel-powered equipment. NFPA 501A sec 6.3.6.1
2. Installation of Cylinders. Cylinders shall be installed only above ground and shall be set upon a firm foundation or be otherwise firmly secured. Flexibility shall be provided in the connecting piping. The requirements of 3.2.17 shall apply. NFPA 58 sec 3.2.5
3. Containers installed outside of buildings, whether of the portable type replaced on a cylinder exchange basis or permanently installed and refilled at the installation, shall be located with respect to the adjacent containers, important building, group of buildings, or line of adjoining property that can be built upon, in accordance with Tables 3.2.2.2, 3.2.2.4, and 3.2.2.6(f) and the following:
 - A. Cylinders installed alongside of buildings shall be located and installed so that the discharge from the cylinder pressure relief device is at least 3 ft (1 m) horizontally away from any building opening that is below the level of such discharge. The discharge from cylinder pressure relief devices shall be located not less than 5 ft (1.5 m) in any direction away from any exterior source of ignition, openings into direct-vent (sealed combustion system) appliances, or mechanical ventilation air intakes.
 - B. Cylinders shall not be located and installed underneath any building unless the space is open to the atmosphere for 50 percent of its perimeter or more.
 - C. The distance measured horizontally from the point of discharge of a container pressure relief valve to any building opening below the level of such discharge shall be in accordance with Table 3.2.2.2(d).
 - D. The distance from any of the following, measured in any direction, shall be in accordance with Table 3.2.2.2(d):
 - 1) From the point of discharge of a container pressure relief valve
 - 2) The vent of a fixed maximum liquid level gauge on a container
 - 3) The installed location of the filling connection of a container to any of the following:
 - a. Exterior source of ignition
 - b. Openings into direct-vent (sealed combustion system) appliances
 - c. Mechanical ventilation air intakes NFPA 58 sec 3.2.2.2
4. All areas and individual sites within the manufactured home community shall be maintained so as to be free of dry brush, leaves, weeds, and other debris that could contribute to the spread of fire within the site

	<p>or community. NFPA 501A sec 6.3.3</p> <p>5. General. Responsibility for life safety and fire safety within manufactured home communities shall be that of the owners and operators of the community. NFPA 501A sec 6.1</p> <p>6. Arrangement of manufactured homes and accessory buildings or structures on the site shall not restrict reasonable access to the site by emergency personnel. NFPA 501A sec 6.1.1.1</p> <p style="padding-left: 40px;">The site plan shall include, but not be limited to, the following information:</p> <table style="margin-left: 80px; border: none;"> <tr> <td>(a) Street names</td> <td>(b) Site separation lines</td> </tr> <tr> <td>(c) Site numbers</td> <td>(d) Water supplies for fire protection personnel</td> </tr> <tr> <td>(e) Fire alarms</td> <td>(f) Utility disconnects NFPA 501A sec 6.1.1.3</td> </tr> </table> <p>7. Each street name in the manufactured home community shall be clearly marked with signs, and each manufactured home site shall be marked for identification in a uniform manner that is clearly visible from the street serving the site. NFPA 501A sec 6.1.2</p>	(a) Street names	(b) Site separation lines	(c) Site numbers	(d) Water supplies for fire protection personnel	(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3
(a) Street names	(b) Site separation lines						
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(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3						


Lot #34 Structural Improvement / Modifications


 	<p>Finding(s):</p> <ul style="list-style-type: none"> • Homes do not meet the minimum requirement for distance or 1-hour fire resistance rating. • Some egress windows and doors are blocked (or boarded). • Accessory buildings built with non-combustible material do not meet the 3 ft adjacent distance. • Accessory buildings built with combustible material do not meet the 5 ft adjacent distance. <p>Action Required:</p> <ul style="list-style-type: none"> • No portion of a manufactured home, excluding the tongue, shall be located closer than 3 m (10 ft) side to side, 2.4 m (8 ft) end to side, or 1.8 m (6 ft) end to end horizontally from any other manufactured home or community building unless the exposed composite walls and roof of either structure are without openings and constructed of materials that will provide a 1-hour fire resistance rating or the structures are separated by a 1-hour fire-rated barrier. (See 6.4.1.) NFPA 501A sec 6.2.1.1 • All manufactured homes, accessory buildings, structures, and community buildings shall be located and maintained in such a manner that required egress windows or doors are not blocked. NFPA 501A sec 6.2.3.5 • Accessory buildings or structures shall be permitted to be located immediately adjacent to a site line when constructed entirely of materials that do not support combustion and provided that such buildings or structures are not less than 0.9m(3 ft) from an accessory building or structure on an adjacent site. NFPA 501A sec 6.4.1.1 EXAMPLE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches. • An accessory building or structure constructed of combustible materials shall be located no closer than 1.5 m (5 ft) from the site line of an adjoining site. NFPA 501A sec 6.4.1.2 <p>NOTE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.</p> <ul style="list-style-type: none"> • Numerous violations were identified that don't meet the 1999 Zoning Resolution of Frontier County. See Section 13 for Frontier County Codes
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LOT #34 COUNTY ASSESSOR INFORMATION


LOT #35

Lot # 35 Inspection Findings



Lot #35 Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))	
	<p>Finding(s): Stairs are not in safe working condition and do not meet the basic requirements of the International Residential Code (IRC) or 1997 Uniform Building Code (UBC).</p> <p>Action Required: The Stairs- Residential Building Code for the U.S. is a municipal regulation. Thus it varies by state and town. Some jurisdictions base their legislation on the 2012 International Residential Code (IRC). Other communities seem to be still using the 1997 Uniform Building Code (UBC). In all cases, each jurisdiction has amended the code to reflect local concerns.. i.e. flooding or earthquake prone areas.</p> <ul style="list-style-type: none"> • Maximum overhang for nosing is somewhere between 1 ¼" & 1 ½". Some states legislate a minimum of ¾", including floor and landings. • Riser Height: Maximum of between 7 ¾" & 8 ¼" (some states regulate a minimum of 6") • Run: Minimum between 9-10" (not counting the part underneath the "nosing" of the tread above). With a note that runs of over 10 1/2" will usually require three balusters per tread to comply with the 4" maximum opening between spindles. • Stair Width: Minimum 36" with a stipulation allowing a wall mounted handrail to project from each side 3 ½" <p>Handrail: shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Height: 34" – 38" Continuity: Handrails shall be continuous for the full length of the stairs and handrails ends shall be returned or terminate in newel posts or safety terminals. Handrails shall have a space of not less than 1 ½" between a wall and the handrail.</p>

Lot #35 Electric Services Inspection	
	<p>Finding(s): "There are enough problems in and on every structure to necessitate hiring a licensed Electrical Contractor to inspect, correct, and bring the said facilities up to minimum code safety standards."</p> <p>Action Required: Gary Lofton recommendation "is that since there are some issues with almost every service and or panel board in the facility, that each owner hire a licensed electrical contractor to do an inspection to whatever edition of the NEC, 2014 for example and then make corrections based on the contractors recommendations.</p> <p>Manufactured Home Site and Community Electrical Equipment and Installations. Sites and communities provided with electrical service shall have all electrical equipment and installations designed, constructed, and maintained in accordance with the applicable provisions of NFPA 70, National Electrical Code®. NFPA 501A sec 5.1</p>


Lot #35 Environmental – Wastewater (Residential & Toilets / Sewage)

	<p>Finding(s):</p> <ul style="list-style-type: none"> The sewage treatment systems for the trailers are largely an unknown entity as to where they exist and sizing. Believed to be a failed system. <p>Action Required: Each septic tank shall have an inspection pipe at least six inches in diameter over both the inlet and outlet devices. The inspection pipe shall extend to or above the ground surface and be capped flush or above finished grade. The inspection pipe cap shall be properly secured to prevent unwarranted access. Flexible hosing needs to be replaced with water tight and air tight service connections of Schedule 40 PVC hard pipe to prevent the potential of flexible hoses tearing and leaking. Any surface discharge of household waste water is illegal according to NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems. Should future improvements be necessary to any of these systems they will be expected to comply with NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems.</p>
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Lot #35 Environmental – Water Supply

	<p>Finding(s):</p> <ul style="list-style-type: none"> Leaking distribution piping. Leaking yard hydrant. Ridged yard hydrant. Distribution piping. Cross-Connection. Water hoses are not to be used for distribution of water to trailer. Hook up from service riser to trailer needs to be flexible metal hook up. <p>Action Required: All areas of 179 NAC must be followed for Chapter 21 Operation And Maintenance Of Transient Non-Community Public Water Systems</p> 
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Lot #35 Environmental Assessment

	<p>Finding(s): Household Hazardous material can be highly hazardous to occupant safety. Material should be stored as directed by the manufacturer. Containers should always be labeled for the material that is inside the container for safety. When material is no longer being used it should be disposed of properly.</p> <p>Action Required: Nebraska's Household Hazardous Waste Program has several dates / locations for home owners to dispose of unwanted material. The most common material that is accepted is as follows: LAWN & GARDEN Lighter fluid/Torch fuel; Pesticides; Insecticides; Flea/tick products; Herbicides; Insect Sprays; Small propane cylinders (for camping) and Pool chemicals AUTOMOTIVE Power steering fluid; Transmission Fluid; Mixed gasoline; Grease removers; Old gasoline; Brake Fluid and Upholstery cleaners HOME IMPROVEMENT Oil-based stains; Adhesives; Paint thinner; Oil-based paint; Turpentine; Furniture stripper and Wood preservatives HOUSEHOLD Spot removers; Bleach Cleaners; Fluorescent tubes; Compact bulbs (CFLs); Mothballs; Solvent-based polishes; Drain/Oven Cleaners; Small capacitors; Glues and Mercury thermometers & thermostats</p>
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Lot #35 Safety and Health – Fire Prevention & Protection



Finding(s):

- Flammable liquids, gases, or liquid or gas fuel-powered equipment being stored under homes.
- Cylinders not on firm foundation and not properly secured.
- Cylinders are not stored in proper proximity as prescribed by NFPA 58
- Fire hazards such as dry brush, leaves, weeds, and other combustible material are present that can contribute to the spread of a fire.
- Life safety code is not being followed.
- Reasonable access is not available for Emergency Personnel

Action Required:

1. The space under manufactured homes and accessory buildings and structures shall not be used for the storage of combustible materials or for the storage or placement therein of flammable liquids, gases, or liquid or gas fuel-powered equipment. NFPA 501A sec 6.3.6.1

2. Installation of Cylinders. Cylinders shall be installed only above ground and shall be set upon a firm foundation or be otherwise firmly secured. Flexibility shall be provided in the connecting piping. The requirements of 3.2.17 shall apply. NFPA 58 sec 3.2.5

3. Containers installed outside of buildings, whether of the portable type replaced on a cylinder exchange basis or permanently installed and refilled at the installation, shall be located with respect to the adjacent containers, important building, group of buildings, or line of adjoining property that can be built upon, in accordance with Tables 3.2.2.2, 3.2.2.4, and 3.2.2.6(f) and the following:

A. Cylinders installed alongside of buildings shall be located and installed so that the discharge from the cylinder pressure relief device is at least 3 ft (1 m) horizontally away from any building opening that is below the level of such discharge. The discharge from cylinder pressure relief devices shall be located not less than 5 ft (1.5 m) in any direction away from any exterior source of ignition, openings into direct-vent (sealed combustion system) appliances, or mechanical ventilation air intakes.

B. Cylinders shall not be located and installed underneath any building unless the space is open to the atmosphere for 50 percent of its perimeter or more.

C. The distance measured horizontally from the point of discharge of a container pressure relief valve to any building opening below the level of such discharge shall be in accordance with Table 3.2.2.2(d).




D. The distance from any of the following, measured in any direction, shall be in accordance with Table 3.2.2.2(d):

- 1) From the point of discharge of a container pressure relief valve
- 2) The vent of a fixed maximum liquid level gauge on a container
- 3) The installed location of the filling connection of a container to any of the following:
 - a. Exterior source of ignition
 - b. Openings into direct-vent (sealed combustion system) appliances
 - c. Mechanical ventilation air intakes NFPA 58 sec 3.2.2.2

4. All areas and individual sites within the manufactured home community shall be maintained so as to be free of dry brush, leaves, weeds, and other debris that could contribute to the spread of fire within the site

	<p>or community. NFPA 501A sec 6.3.3</p> <p>5. General. Responsibility for life safety and fire safety within manufactured home communities shall be that of the owners and operators of the community. NFPA 501A sec 6.1</p> <p>6. Arrangement of manufactured homes and accessory buildings or structures on the site shall not restrict reasonable access to the site by emergency personnel. NFPA 501A sec 6.1.1.1</p> <p style="padding-left: 40px;">The site plan shall include, but not be limited to, the following information:</p> <table style="margin-left: 80px; border: none;"> <tr> <td>(a) Street names</td> <td>(b) Site separation lines</td> </tr> <tr> <td>(c) Site numbers</td> <td>(d) Water supplies for fire protection personnel</td> </tr> <tr> <td>(e) Fire alarms</td> <td>(f) Utility disconnects NFPA 501A sec 6.1.1.3</td> </tr> </table> <p>7. Each street name in the manufactured home community shall be clearly marked with signs, and each manufactured home site shall be marked for identification in a uniform manner that is clearly visible from the street serving the site. NFPA 501A sec 6.1.2</p>	(a) Street names	(b) Site separation lines	(c) Site numbers	(d) Water supplies for fire protection personnel	(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3
(a) Street names	(b) Site separation lines						
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(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3						

Lot #35 Structural Improvement / Modifications


  	<p>Finding(s):</p> <ul style="list-style-type: none"> • Homes do not meet the minimum requirement for distance or 1-hour fire resistance rating. • Some egress windows and doors are blocked (or boarded). • Accessory buildings built with non-combustible material do not meet the 3 ft adjacent distance. • Accessory buildings built with combustible material do not meet the 5 ft adjacent distance. <p>Action Required:</p> <ul style="list-style-type: none"> • No portion of a manufactured home, excluding the tongue, shall be located closer than 3 m (10 ft) side to side, 2.4 m (8 ft) end to side, or 1.8 m (6 ft) end to end horizontally from any other manufactured home or community building unless the exposed composite walls and roof of either structure are without openings and constructed of materials that will provide a 1-hour fire resistance rating or the structures are separated by a 1-hour fire-rated barrier. (See 6.4.1.) NFPA 501A sec 6.2.1.1 • All manufactured homes, accessory buildings, structures, and community buildings shall be located and maintained in such a manner that required egress windows or doors are not blocked. NFPA 501A sec 6.2.3.5 • Accessory buildings or structures shall be permitted to be located immediately adjacent to a site line when constructed entirely of materials that do not support combustion and provided that such buildings or structures are not less than 0.9m(3 ft) from an accessory building or structure on an adjacent site. NFPA 501A sec 6.4.1.1 EXAMPLE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches. • An accessory building or structure constructed of combustible materials shall be located no closer than 1.5 m (5 ft) from the site line of an adjoining site. NFPA 501A sec 6.4.1.2 <p>NOTE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.</p> <ul style="list-style-type: none"> • Numerous violations were identified that don't meet the 1999 Zoning Resolution of Frontier County. See Section 13 for Frontier County Codes
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LOT #35 COUNTY ASSESSOR INFORMATION


LOT #36

Lot # 36 Inspection Findings


Lot #36 Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))	
	<p>Finding(s): Stairs are not in safe working condition and do not meet the basic requirements of the International Residential Code (IRC) or 1997 Uniform Building Code (UBC).</p> <hr/> <p>Action Required: The Stairs- Residential Building Code for the U.S. is a municipal regulation. Thus it varies by state and town. Some jurisdictions base their legislation on the 2012 International Residential Code (IRC). Other communities seem to be still using the 1997 Uniform Building Code (UBC). In all cases, each jurisdiction has amended the code to reflect local concerns.. i.e. flooding or earthquake prone areas.</p> <ul style="list-style-type: none"> • Maximum overhang for nosing is somewhere between 1 ¼" & 1 ½". Some states legislate a minimum of ¾", including floor and landings. • Riser Height: Maximum of between 7 ¾" & 8 ¼" (some states regulate a minimum of 6") • Run: Minimum between 9-10" (not counting the part underneath the "nosing" of the tread above). With a note that runs of over 10 1/2" will usually require three balusters per tread to comply with the 4" maximum opening between spindles. • Stair Width: Minimum 36" with a stipulation allowing a wall mounted handrail to project from each side 3 ½" <p>Handrail: shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Height: 34" – 38" Continuity: Handrails shall be continuous for the full length of the stairs and handrails ends shall be returned or terminate in newel posts or safety terminals. Handrails shall have a space of not less than 1 ½" between a wall and the handrail.</p>

Lot #36 Electric Services Inspection	
	<p>Finding(s): "There are enough problems in and on every structure to necessitate hiring a licensed Electrical Contractor to inspect, correct, and bring the said facilities up to minimum code safety standards."</p> <hr/> <p>Action Required: Gary Lofton recommendation "is that since there are some issues with almost every service and or panel board in the facility, that each owner hire a licensed electrical contractor to do an inspection to whatever edition of the NEC, 2014 for example and then make corrections based on the contractors recommendations.</p> <p>Manufactured Home Site and Community Electrical Equipment and Installations. Sites and communities provided with electrical service shall have all electrical equipment and installations designed, constructed, and maintained in accordance with the applicable provisions of NFPA 70, National Electrical Code®. NFPA 501A sec 5.1</p>


Lot #36 Environmental – Wastewater (Residential & Toilets / Sewage)

	<p>Finding(s):</p> <ul style="list-style-type: none"> • The sewage treatment systems for the trailers are largely an unknown entity as to where they exist and sizing. Believed to be a failed system. • Capped inlet/outlet device is not secured. Capped inlet/outlet device is damaged. <p>Action Required: Each septic tank shall have an inspection pipe at least six inches in diameter over both the inlet and outlet devices. The inspection pipe shall extend to or above the ground surface and be capped flush or above finished grade. The inspection pipe cap shall be properly secured to prevent unwarranted access. Flexible hosing needs to be replaced with water tight and air tight service connections of Schedule 40 PVC hard pipe to prevent the potential of flexible hoses tearing and leaking. Any surface discharge of household waste water is illegal according to NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems. Should future improvements be necessary to any of these systems they will be expected to comply with NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems.</p>
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Lot #36 Environmental – Water Supply

	<p>Finding(s):</p> <ul style="list-style-type: none"> • Leaking distribution piping. • Leaking yard hydrant. • Ridged yard hydrant. • Distribution piping. • Cross-Connection. • Water hoses are not to be used for distribution of water to trailer. • Hook up from service riser to trailer needs to be flexible metal hook up. <p>Action Required: All areas of 179 NAC must be followed for Chapter 21 Operation And Maintenance Of Transient Non-Community Public Water Systems</p>
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Lot #36 Environmental Assessment

	<p>Finding(s): Household Hazardous material can be highly hazardous to occupant safety. Material should be stored as directed by the manufacturer. Containers should always be labeled for the material that is inside the container for safety. When material is no longer being used it should be disposed of properly.</p> <p>Action Required: Nebraska’s Household Hazardous Waste Program has several dates / locations for home owners to dispose of unwanted material. The most common material that is accepted is as follows: LAWN & GARDEN Lighter fluid/Torch fuel; Pesticides; Insecticides; Flea/tick products; Herbicides; Insect Sprays; Small propane cylinders (for camping) and Pool chemicals AUTOMOTIVE Power steering fluid; Transmission Fluid; Mixed gasoline; Grease removers; Old gasoline; Brake Fluid and Upholstery cleaners HOME IMPROVEMENT Oil-based stains; Adhesives; Paint thinner; Oil-based paint; Turpentine; Furniture stripper and Wood preservatives HOUSEHOLD Spot removers; Bleach Cleaners; Fluorescent tubes; Compact bulbs (CFLs); Mothballs; Solvent-based polishes; Drain/Oven Cleaners; Small capacitors; Glues and Mercury thermometers & thermostats</p>
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Lot #36 Safety and Health – Fire Prevention & Protection



Finding(s):

- Flammable liquids, gases, or liquid or gas fuel-powered equipment being stored under homes.
- Cylinders not on firm foundation and not properly secured.
- Cylinders are not stored in proper proximity as prescribed by NFPA 58
- Fire hazards such as dry brush, leaves, weeds, and other combustible material are present that can contribute to the spread of a fire.
- Life safety code is not being followed.
- Reasonable access is not available for Emergency Personnel

Action Required:

1. The space under manufactured homes and accessory buildings and structures shall not be used for the storage of combustible materials or for the storage or placement therein of flammable liquids, gases, or liquid or gas fuel-powered equipment. NFPA 501A sec 6.3.6.1

2. Installation of Cylinders. Cylinders shall be installed only above ground and shall be set upon a firm foundation or be otherwise firmly secured. Flexibility shall be provided in the connecting piping. The requirements of 3.2.17 shall apply. NFPA 58 sec 3.2.5

3. Containers installed outside of buildings, whether of the portable type replaced on a cylinder exchange basis or permanently installed and refilled at the installation, shall be located with respect to the adjacent containers, important building, group of buildings, or line of adjoining property that can be built upon, in accordance with Tables 3.2.2.2, 3.2.2.4, and 3.2.2.6(f) and the following:

A. Cylinders installed alongside of buildings shall be located and installed so that the discharge from the cylinder pressure relief device is at least 3 ft (1 m) horizontally away from any building opening that is below the level of such discharge. The discharge from cylinder pressure relief devices shall be located not less than 5 ft (1.5 m) in any direction away from any exterior source of ignition, openings into direct-vent (sealed combustion system) appliances, or mechanical ventilation air intakes.

B. Cylinders shall not be located and installed underneath any building unless the space is open to the atmosphere for 50 percent of its perimeter or more.

C. The distance measured horizontally from the point of discharge of a container pressure relief valve to any building opening below the level of such discharge shall be in accordance with Table 3.2.2.2(d).

D. The distance from any of the following, measured in any direction, shall be in accordance with Table 3.2.2.2(d):

- 1) From the point of discharge of a container pressure relief valve
- 2) The vent of a fixed maximum liquid level gauge on a container
- 3) The installed location of the filling connection of a container to any of the following:
 - a. Exterior source of ignition
 - b. Openings into direct-vent (sealed combustion system) appliances
 - c. Mechanical ventilation air intakes NFPA 58 sec 3.2.2.2

4. All areas and individual sites within the manufactured home community shall be maintained so as to be free of dry brush, leaves, weeds, and other debris that could contribute to the spread of fire within the site

	<p>or community. NFPA 501A sec 6.3.3</p> <p>5. General. Responsibility for life safety and fire safety within manufactured home communities shall be that of the owners and operators of the community. NFPA 501A sec 6.1</p> <p>6. Arrangement of manufactured homes and accessory buildings or structures on the site shall not restrict reasonable access to the site by emergency personnel. NFPA 501A sec 6.1.1.1</p> <p>The site plan shall include, but not be limited to, the following information:</p> <table border="0"> <tr> <td>(a) Street names</td> <td>(b) Site separation lines</td> </tr> <tr> <td>(c) Site numbers</td> <td>(d) Water supplies for fire protection personnel</td> </tr> <tr> <td>(e) Fire alarms</td> <td>(f) Utility disconnects NFPA 501A sec 6.1.1.3</td> </tr> </table> <p>7. Each street name in the manufactured home community shall be clearly marked with signs, and each manufactured home site shall be marked for identification in a uniform manner that is clearly visible from the street serving the site. NFPA 501A sec 6.1.2</p>	(a) Street names	(b) Site separation lines	(c) Site numbers	(d) Water supplies for fire protection personnel	(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3
(a) Street names	(b) Site separation lines						
(c) Site numbers	(d) Water supplies for fire protection personnel						
(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3						

Lot #36 Structural Improvement / Modifications

	<p>Finding(s):</p> <ul style="list-style-type: none"> Homes do not meet the minimum requirement for distance or 1-hour fire resistance rating. Some egress windows and doors are blocked (or boarded). Accessory buildings built with non-combustible material do not meet the 3 ft adjacent distance. Accessory buildings built with combustibile material do not meet the 5 ft adjacent distance. <p>Action Required:</p> <ul style="list-style-type: none"> No portion of a manufactured home, excluding the tongue, shall be located closer than 3 m (10 ft) side to side, 2.4 m (8 ft) end to side, or 1.8 m (6 ft) end to end horizontally from any other manufactured home or community building unless the exposed composite walls and roof of either structure are without openings and constructed of materials that will provide a 1-hour fire resistance rating or the structures are separated by a 1-hour fire-rated barrier. (See 6.4.1.) NFPA 501A sec 6.2.1.1 All manufactured homes, accessory buildings, structures, and community buildings shall be located and maintained in such a manner that required egress windows or doors are not blocked. NFPA 501A sec 6.2.3.5 Accessory buildings or structures shall be permitted to be located immediately adjacent to a site line when constructed entirely of materials that do not support combustion and provided that such buildings or structures are not less than 0.9m(3 ft) from an accessory building or structure on an adjacent site. NFPA 501A sec 6.4.1.1 EXAMPLE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches. An accessory building or structure constructed of combustibile materials shall be located no closer than 1.5 m (5 ft) from the site line of an adjoining site. NFPA 501A sec 6.4.1.2 <p>NOTE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.</p> <ul style="list-style-type: none"> Numerous violations were identified that don't meet the 1999 Zoning Resolution of Frontier County. See Section 13 for Frontier County Codes
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LOT #36 COUNTY ASSESSOR INFORMATION

LOT #36 SITE MODIFICATION / CORRESPONDENCE

LOT # 37

Lot # 37 Inspection Findings


Lot #37 Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))

	<p>Finding(s): Stairs are not in safe working condition and do not meet the basic requirements of the International Residential Code (IRC) or 1997 Uniform Building Code (UBC).</p> <p>Action Required: The Stairs- Residential Building Code for the U.S. is a municipal regulation. Thus it varies by state and town. Some jurisdictions base their legislation on the 2012 International Residential Code (IRC). Other communities seem to be still using the 1997 Uniform Building Code (UBC). In all cases, each jurisdiction has amended the code to reflect local concerns.. i.e. flooding or earthquake prone areas.</p> <ul style="list-style-type: none"> • Maximum overhang for nosing is somewhere between 1 ¼" & 1 ½". Some states legislate a minimum of ¾", including floor and landings. • Riser Height: Maximum of between 7 ¾" & 8 ¼" (some states regulate a minimum of 6") • Run: Minimum between 9-10" (not counting the part underneath the "nosing" of the tread above). With a note that runs of over 10 1/2" will usually require three balusters per tread to comply with the 4" maximum opening between spindles. • Stair Width: Minimum 36" with a stipulation allowing a wall mounted handrail to project from each side 3 ½" <p>Handrail: shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Height: 34" – 38" Continuity: Handrails shall be continuous for the full length of the stairs and handrails ends shall be returned or terminate in newel posts or safety terminals. Handrails shall have a space of not less than 1 ½" between a wall and the handrail.</p>
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Lot #37 Electric Services Inspection

	<p>Finding(s): "There are enough problems in and on every structure to necessitate hiring a licensed Electrical Contractor to inspect, correct, and bring the said facilities up to minimum code safety standards."</p> <p>Action Required: Gary Lofton recommendation "is that since there are some issues with almost every service and or panel board in the facility, that <u>each owner hire a licensed electrical</u> contractor to do an inspection to whatever edition of the NEC, 2014 for example and then make corrections based on the contractors recommendations.</p> <p>Manufactured Home Site and Community Electrical Equipment and Installations. Sites and communities provided with electrical service shall have all electrical equipment and installations designed, constructed, and maintained in accordance with the applicable provisions of NFPA 70, National Electrical Code®. NFPA 501A sec 5.1</p>
	


Lot #37 Environmental – Wastewater (Residential & Toilets / Sewage)

	<p>Finding(s):</p> <ul style="list-style-type: none"> • The sewage treatment systems for the trailers are largely an unknown entity as to where they exist and sizing. Believed to be a failed system. • Capped inlet/outlet device is not secured. Capped inlet/outlet device is damaged.
	<p>Action Required: Each septic tank shall have an inspection pipe at least six inches in diameter over both the inlet and outlet devices. The inspection pipe shall extend to or above the ground surface and be capped flush or above finished grade. The inspection pipe cap shall be properly secured to prevent unwarranted access. Flexible hosing needs to be replaced with water tight and air tight service connections of Schedule 40 PVC hard pipe to prevent the potential of flexible hoses tearing and leaking. Any surface discharge of household waste water is illegal according to NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems. Should future improvements be necessary to any of these systems they will be expected to comply with NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems.</p>


Lot #37 Environmental – Water Supply

	<p>Finding(s):</p> <ul style="list-style-type: none"> • Leaking distribution piping. • Leaking yard hydrant. • Ridged yard hydrant. • Distribution piping. • Cross-Connection. • Water hoses are not to be used for distribution of water to trailer. • Hook up from service riser to trailer needs to be flexible metal hook up.
	<p>Action Required: All areas of 179 NAC must be followed for Chapter 21 Operation And Maintenance Of Transient Non-Community Public Water Systems</p>
	

Lot #37 Environmental Assessment

	<p>Finding(s): Household Hazardous material can be highly hazardous to occupant safety. Material should be stored as directed by the manufacturer. Containers should always be labeled for the material that is inside the container for safety. When material is no longer being used it should be disposed of properly.</p>
	<p>Action Required: Nebraska's Household Hazardous Waste Program has several dates / locations for home owners to dispose of unwanted material. The most common material that is accepted is as follows: LAWN & GARDEN Lighter fluid/Torch fuel; Pesticides; Insecticides; Flea/tick products; Herbicides; Insect Sprays; Small propane cylinders (for camping) and Pool chemicals AUTOMOTIVE Power steering fluid; Transmission Fluid; Mixed gasoline; Grease removers; Old gasoline; Brake Fluid and Upholstery cleaners HOME IMPROVEMENT Oil-based stains; Adhesives; Paint thinner; Oil-based paint; Turpentine; Furniture stripper and Wood preservatives HOUSEHOLD Spot removers; Bleach Cleaners; Fluorescent tubes; Compact bulbs (CFLs); Mothballs; Solvent-based polishes; Drain/Oven Cleaners; Small capacitors; Glues and Mercury thermometers & thermostats</p>

Lot #37 Safety and Health – Fire Prevention & Protection

	<p>Finding(s):</p> <ul style="list-style-type: none"> • Flammable liquids, gases, or liquid or gas fuel-powered equipment being stored under homes. • Cylinders not on firm foundation and not properly secured. • Cylinders are not stored in proper proximity as prescribed by NFPA 58 • Fire hazards such as dry brush, leaves, weeds, and other combustible material are present that can contribute to the spread of a fire. • Life safety code is not being followed. • Reasonable access is not available for Emergency Personnel
	<p>Action Required:</p> <ol style="list-style-type: none"> 1. The space under manufactured homes and accessory buildings and structures shall not be used for the storage of combustible materials or for the storage or placement therein of flammable liquids, gases, or liquid or gas fuel-powered equipment. NFPA 501A sec 6.3.6.1 2. Installation of Cylinders. Cylinders shall be installed only above ground and shall be set upon a firm foundation or be otherwise firmly secured. Flexibility shall be provided in the connecting piping. The requirements of 3.2.17 shall apply. NFPA 58 sec 3.2.5 3. Containers installed outside of buildings, whether of the portable type replaced on a cylinder exchange basis or permanently installed and refilled at the installation, shall be located with respect to the adjacent containers, important building, group of buildings, or line of adjoining property that can be built upon, in accordance with Tables 3.2.2.2, 3.2.2.4, and 3.2.2.6(f) and the following: <ol style="list-style-type: none"> A. Cylinders installed alongside of buildings shall be located and installed so that the discharge from the cylinder pressure relief device is at least 3 ft (1 m) horizontally away from any building opening that is below the level of such discharge. The discharge from cylinder pressure relief devices shall be located not less than 5 ft (1.5 m) in any direction away from any exterior source of ignition, openings into direct-vent (sealed combustion system) appliances, or mechanical ventilation air intakes. B. Cylinders shall not be located and installed underneath any building unless the space is open to the atmosphere for 50 percent of its perimeter or more. C. The distance measured horizontally from the point of discharge of a container pressure relief valve

	<p>to any building opening below the level of such discharge shall be in accordance with Table 3.2.2.2(d).</p> <p>D. The distance from any of the following, measured in any direction, shall be in accordance with Table 3.2.2.2(d):</p> <ol style="list-style-type: none"> 1) From the point of discharge of a container pressure relief valve 2) The vent of a fixed maximum liquid level gauge on a container 3) The installed location of the filling connection of a container to any of the following: <ol style="list-style-type: none"> a. Exterior source of ignition b. Openings into direct-vent (sealed combustion system) appliances c. Mechanical ventilation air intakes NFPA 58 sec 3.2.2.2 <p>4. All areas and individual sites within the manufactured home community shall be maintained so as to be free of dry brush, leaves, weeds, and other debris that could contribute to the spread of fire within the site or community. NFPA 501A sec 6.3.3</p> <p>5. General. Responsibility for life safety and fire safety within manufactured home communities shall be that of the owners and operators of the community. NFPA 501A sec 6.1</p> <p>6. Arrangement of manufactured homes and accessory buildings or structures on the site shall not restrict reasonable access to the site by emergency personnel. NFPA 501A sec 6.1.1.1</p> <p>The site plan shall include, but not be limited to, the following information:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">(a) Street names</td> <td style="width: 50%;">(b) Site separation lines</td> </tr> <tr> <td>(c) Site numbers</td> <td>(d) Water supplies for fire protection personnel</td> </tr> <tr> <td>(e) Fire alarms</td> <td>(f) Utility disconnects NFPA 501A sec 6.1.1.3</td> </tr> </table> <p>7. Each street name in the manufactured home community shall be clearly marked with signs, and each manufactured home site shall be marked for identification in a uniform manner that is clearly visible from the street serving the site. NFPA 501A sec 6.1.2</p>	(a) Street names	(b) Site separation lines	(c) Site numbers	(d) Water supplies for fire protection personnel	(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3
(a) Street names	(b) Site separation lines						
(c) Site numbers	(d) Water supplies for fire protection personnel						
(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3						

Lot #37 Structural Improvement / Modifications



Finding(s):

- Homes do not meet the minimum requirement for distance or 1-hour fire resistance rating.
- Some egress windows and doors are blocked (or boarded).
- Accessory buildings built with non-combustible material do not meet the 3 ft adjacent distance.
- Accessory buildings built with combustible material do not meet the 5 ft adjacent distance.

Action Required:

- No portion of a manufactured home, excluding the tongue, shall be located closer than 3 m (10 ft) side to side, 2.4 m (8 ft) end to side, or 1.8 m (6 ft) end to end horizontally from any other manufactured home or community building unless the exposed composite walls and roof of either structure are without openings and constructed of materials that will provide a 1-hour fire resistance rating or the structures are separated by a 1-hour fire-rated barrier. (See 6.4.1.) NFPA 501A sec 6.2.1.1
- All manufactured homes, accessory buildings, structures, and community buildings shall be located and maintained in such a manner that required egress windows or doors are not blocked. NFPA 501A sec 6.2.3.5
- Accessory buildings or structures shall be permitted to be located immediately adjacent to a site line when constructed entirely of materials that do not support combustion and provided that such buildings or structures are not less than 0.9m(3 ft) from an accessory building or structure on an adjacent site. NFPA 501A sec 6.4.1.1 EXAMPLE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.
- An accessory building or structure constructed of combustible materials shall be located no closer than 1.5 m (5 ft) from the site line of an adjoining site. NFPA 501A sec 6.4.1.2

NOTE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.

- Numerous violations were identified that don't meet the 1999 Zoning Resolution of Frontier County. See Section 13 for Frontier County Codes




LOT #37 COUNTY ASSESSOR INFORMATION

LOT #37 SITE MODIFICATION / CORRESPONDENCE



LOT #38

Lot # 38 Inspection Findings

Lot #38 Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))

	<p>Finding(s): 1. Stairs are not in safe working condition and do not meet the basic requirements of the International Residential Code (IRC) or 1997 Uniform Building Code (UBC).</p>
	<p>Action Required: The Stairs- Residential Building Code for the U.S. is a municipal regulation. Thus it varies by state and town. Some jurisdictions base their legislation on the 2012 International Residential Code (IRC). Other communities seem to be still using the 1997 Uniform Building Code (UBC). In all cases, each jurisdiction has amended the code to reflect local concerns.. i.e. flooding or earthquake prone areas.</p> <ol style="list-style-type: none"> 5. Maximum overhang for nosing is somewhere between 1 ¼" & 1 ½". Some states legislate a minimum of ¾", including floor and landings. 6. Riser Height: Maximum of between 7 ¾" & 8 ¼" (some states regulate a minimum of 6") 7. Run: Minimum between 9-10" (not counting the part underneath the "nosing" of the tread above). With a note that runs of over 10 1/2" will usually require three balusters per tread to comply with the 4" maximum opening between spindles. 8. Stair Width: Minimum 36" with a stipulation allowing a wall mounted handrail to project from each side 3 ½" <p>Handrail: shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Height: 34" – 38" Continuity: Handrails shall be continuous for the full length of the stairs and handrails ends shall be returned or terminate in newel posts or safety terminals. Handrails shall have a space of not less than 1 ½" between a wall and the handrail.</p>
	


Lot #38 Electric Services Inspection

	<p>Finding(s): "There are enough problems in and on every structure to necessitate hiring a licensed Electrical Contractor to inspect, correct, and bring the said facilities up to minimum code safety standards."</p>
	<p>Action Required: Gary Lofton recommendation "is that since there are some issues with almost every service and or panel board in the facility, that each owner hire a licensed electrical contractor to do an inspection to whatever edition of the NEC, 2014 for example and then make corrections based on the contractors recommendations.</p> <p>Manufactured Home Site and Community Electrical Equipment and Installations. Sites and communities provided with electrical service shall have all electrical equipment and installations designed, constructed, and maintained in accordance with the applicable provisions of NFPA 70, National Electrical Code®. NFPA 501A sec 5.1</p>

Lot #38 Environmental – Wastewater (Residential & Toilets / Sewage)

No Picture Access	<p>Finding(s):</p> <ul style="list-style-type: none"> The sewage treatment systems for the trailers are largely an unknown entity as to where they exist and sizing. Believed to be a failed system. <p>Action Required: Each septic tank shall have an inspection pipe at least six inches in diameter over both the inlet and outlet devices. The inspection pipe shall extend to or above the ground surface and be capped flush or above finished grade. The inspection pipe cap shall be properly secured to prevent unwarranted access. Flexible hosing needs to be replaced with water tight and air tight service connections of Schedule 40 PVC hard pipe to prevent the potential of flexible hoses tearing and leaking. Any surface discharge of household waste water is illegal according to NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems. Should future improvements be necessary to any of these systems they will be expected to comply with NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems.</p>
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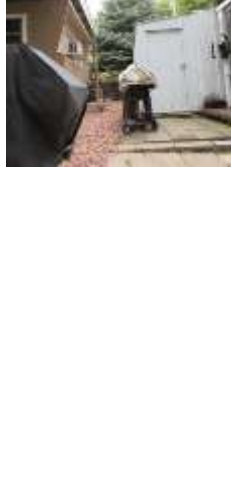
Lot #38 Environmental – Water Supply

	<p>Finding(s):</p> <ul style="list-style-type: none"> Leaking distribution piping. Leaking yard hydrant. Ridged yard hydrant. Distribution piping. Cross-Connection. Water hoses are not to be used for distribution of water to trailer. Hook up from service riser to trailer needs to be flexible metal hook up. <p>Action Required: All areas of 179 NAC must be followed for Chapter 21 Operation And Maintenance Of Transient Non-Community Public Water Systems</p>
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Lot #38 Environmental Assessment

NA	<p>Finding(s): No Findings</p> <p>Action Required: NA</p>
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Lot #38 Safety and Health – Fire Prevention & Protection

	<p>Finding(s):</p> <ul style="list-style-type: none"> Flammable liquids, gases, or liquid or gas fuel-powered equipment being stored under homes. Cylinders not on firm foundation and not properly secured. Cylinders are not stored in proper proximity as prescribed by NFPA 58 Fire hazards such as dry brush, leaves, weeds, and other combustible material are present that can contribute to the spread of a fire. Life safety code is not being followed. Reasonable access is not available for Emergency Personnel <p>Action Required:</p> <ol style="list-style-type: none"> The space under manufactured homes and accessory buildings and structures shall not be used for the storage of combustible materials or for the storage or placement therein of flammable liquids, gases, or liquid or gas fuel-powered equipment. NFPA 501A sec 6.3.6.1 Installation of Cylinders. Cylinders shall be installed only above ground and shall be set upon a firm foundation or be otherwise firmly secured. Flexibility shall be provided in the connecting piping. The
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requirements of 3.2.17 shall apply. NFPA 58 sec 3.2.5

3. Containers installed outside of buildings, whether of the portable type replaced on a cylinder exchange basis or permanently installed and refilled at the installation, shall be located with respect to the adjacent containers, important building, group of buildings, or line of adjoining property that can be built upon, in accordance with Tables 3.2.2.2, 3.2.2.4, and 3.2.2.6(f) and the following:

A. Cylinders installed alongside of buildings shall be located and installed so that the discharge from the cylinder pressure relief device is at least 3 ft (1 m) horizontally away from any building opening that is below the level of such discharge. The discharge from cylinder pressure relief devices shall be located not less than 5 ft (1.5 m) in any direction away from any exterior source of ignition, openings into direct-vent (sealed combustion system) appliances, or mechanical ventilation air intakes.

B. Cylinders shall not be located and installed underneath any building unless the space is open to the atmosphere for 50 percent of its perimeter or more.

C. The distance measured horizontally from the point of discharge of a container pressure relief valve to any building opening below the level of such discharge shall be in accordance with Table 3.2.2.2(d).

D. The distance from any of the following, measured in any direction, shall be in accordance with Table 3.2.2.2(d):

1) From the point of discharge of a container pressure relief valve

2) The vent of a fixed maximum liquid level gauge on a container

3) The installed location of the filling connection of a container to any of the following:

a. Exterior source of ignition

b. Openings into direct-vent (sealed combustion system) appliances

c. Mechanical ventilation air intakes NFPA 58 sec 3.2.2.2

4. All areas and individual sites within the manufactured home community shall be maintained so as to be free of dry brush, leaves, weeds, and other debris that could contribute to the spread of fire within the site or community. NFPA 501A sec 6.3.3

5. General. Responsibility for life safety and fire safety within manufactured home communities shall be that of the owners and operators of the community. NFPA 501A sec 6.1

6. Arrangement of manufactured homes and accessory buildings or structures on the site shall not restrict reasonable access to the site by emergency personnel. NFPA 501A sec 6.1.1.1

The site plan shall include, but not be limited to, the following information:

(a) Street names

(b) Site separation lines

(c) Site numbers

(d) Water supplies for fire protection personnel

(e) Fire alarms

(f) Utility disconnects NFPA 501A sec 6.1.1.3

7. Each street name in the manufactured home community shall be clearly marked with signs, and each manufactured home site shall be marked for identification in a uniform manner that is clearly visible from the street serving the site. NFPA 501A sec 6.1.2

Lot #38 Structural Improvement / Modifications



Finding(s):

- Homes do not meet the minimum requirement for distance or 1-hour fire resistance rating.
- Some egress windows and doors are blocked (or boarded).
- Accessory buildings built with non-combustible material do not meet the 3 ft adjacent distance.
- Accessory buildings built with combustible material do not meet the 5 ft adjacent distance.

Action Required:

- No portion of a manufactured home, excluding the tongue, shall be located closer than 3 m (10 ft) side to side, 2.4 m (8 ft) end to side, or 1.8 m (6 ft) end to end horizontally from any other manufactured home or community building unless the exposed composite walls and roof of either structure are without openings and constructed of materials that will provide a 1-hour fire resistance rating or the structures are separated by a 1-hour fire-rated barrier. (See 6.4.1.) NFPA 501A sec 6.2.1.1
- All manufactured homes, accessory buildings, structures, and community buildings shall be located and maintained in such a manner that required egress windows or doors are not blocked. NFPA 501A sec 6.2.3.5
- Accessory buildings or structures shall be permitted to be located immediately adjacent to a site line when constructed entirely of materials that do not support combustion and provided that such buildings or structures are not less than 0.9m(3 ft) from an accessory building or structure on an adjacent site. NFPA 501A sec 6.4.1.1 EXAMPLE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.
- An accessory building or structure constructed of combustible materials shall be located no closer than 1.5 m (5 ft) from the site line of an adjoining site. NFPA 501A sec 6.4.1.2

NOTE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.

- Numerous violations were identified that don't meet the 1999 Zoning Resolution of Frontier County. See Section 13 for Frontier County Codes




LOT #38 COUNTY ASSESSOR INFORMATION


LOT #39

Lot # 39 Inspection Findings

Lot #39 Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))

	<p>Finding(s): Stairs are not in safe working condition and do not meet the basic requirements of the International Residential Code (IRC) or 1997 Uniform Building Code (UBC).</p>
	<p>Action Required: The Stairs- Residential Building Code for the U.S. is a municipal regulation. Thus it varies by state and town. Some jurisdictions base their legislation on the 2012 International Residential Code (IRC). Other communities seem to be still using the 1997 Uniform Building Code (UBC). In all cases, each jurisdiction has amended the code to reflect local concerns.. i.e. flooding or earthquake prone areas.</p> <ul style="list-style-type: none"> • Maximum overhang for nosing is somewhere between 1 ¼" & 1 ½". Some states legislate a minimum of ¾", including floor and landings. • Riser Height: Maximum of between 7 ¾" & 8 ¼" (some states regulate a minimum of 6") • Run: Minimum between 9-10" (not counting the part underneath the "nosing" of the tread above). With a note that runs of over 10 1/2" will usually require three balusters per tread to comply with the 4" maximum opening between spindles. • Stair Width: Minimum 36" with a stipulation allowing a wall mounted handrail to project from each side 3 ½" <p>Handrail: shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Height: 34" – 38" Continuity: Handrails shall be continuous for the full length of the stairs and handrails ends shall be returned or terminate in newel posts or safety terminals. Handrails shall have a space of not less than 1 ½" between a wall and the handrail.</p>

Lot #39 Electric Services Inspection

	<p>Finding(s): "There are enough problems in and on every structure to necessitate hiring a licensed Electrical Contractor to inspect, correct, and bring the said facilities up to minimum code safety standards."</p>
	<p>Action Required: Gary Lofton recommendation "is that since there are some issues with almost every service and or panel board in the facility, that each owner hire a licensed electrical contractor to do an inspection to whatever edition of the NEC, 2014 for example and then make corrections based on the contractors recommendations.</p> <p>Manufactured Home Site and Community Electrical Equipment and Installations. Sites and communities provided with electrical service shall have all electrical equipment and installations designed, constructed, and maintained in accordance with the applicable provisions of NFPA 70, National Electrical Code®. NFPA 501A sec 5.1</p>

Lot #39 Environmental – Wastewater (Residential & Toilets / Sewage)



Finding(s):

- The sewage treatment systems for the trailers are largely an unknown entity as to where they exist and sizing. Believed to be a failed system.
- There are hoses and material other than PVC being used from the holding tanks to the (unknown) sewer riser hookups.

Action Required:

Each septic tank shall have an inspection pipe at least six inches in diameter over both the inlet and outlet devices. The inspection pipe shall extend to or above the ground surface and be capped flush or above finished grade. The inspection pipe cap shall be properly secured to prevent unwarranted access. Flexible hosing needs to be replaced with water tight and air tight service connections of Schedule 40 PVC hard pipe to prevent the potential of flexible hoses tearing and leaking. Any surface discharge of household waste water is illegal according to NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems. Should future improvements be necessary to any of these systems they will be expected to comply with NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems.

Lot #39 Environmental – Water Supply



Finding(s):

- Leaking distribution piping.
- Leaking yard hydrant.
- Ridged yard hydrant.
- Distribution piping.
- Cross-Connection.
- Water hoses are not to be used for distribution of water to trailer.
- Hook up from service riser to trailer needs to be flexible metal hook up.

Action Required:

All areas of 179 NAC must be followed for Chapter 21 Operation And Maintenance Of Transient Non-Community Public Water Systems



Lot #39 Environmental Assessment



Finding(s):

Household Hazardous material can be highly hazardous to occupant safety. Material should be stored as directed by the manufacturer. Containers should always be labeled for the material that is inside the container for safety. When material is no longer being used it should be disposed of properly.

Action Required:

Nebraska's Household Hazardous Waste Program has several dates / locations for home owners to dispose of unwanted material. The most common material that is accepted is as follows:

LAWN & GARDEN

Lighter fluid/Torch fuel; Pesticides; Insecticides; Flea/tick products; Herbicides; Insect Sprays; Small propane cylinders (for camping) and Pool chemicals

AUTOMOTIVE

Power steering fluid; Transmission Fluid; Mixed gasoline; Grease removers; Old gasoline; Brake Fluid and Upholstery cleaners

HOME IMPROVEMENT

Oil-based stains; Adhesives; Paint thinner; Oil-based paint; Turpentine; Furniture stripper and Wood preservatives

HOUSEHOLD

Spot removers; Bleach Cleaners; Fluorescent tubes; Compact bulbs (CFLs); Mothballs; Solvent-based polishes; Drain/Oven Cleaners; Small capacitors; Glues and Mercury thermometers & thermostats

Lot #39 Safety and Health – Fire Prevention & Protection



Finding(s):

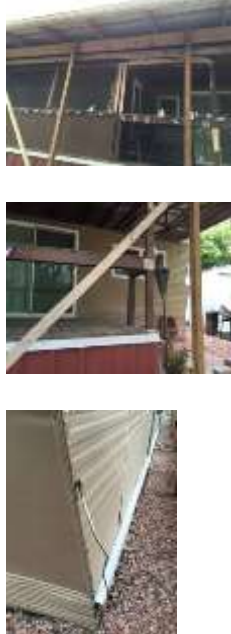
- Flammable liquids, gases, or liquid or gas fuel-powered equipment being stored under homes.
- Cylinders not on firm foundation and not properly secured.
- Cylinders are not stored in proper proximity as prescribed by NFPA 58
- Fire hazards such as dry brush, leaves, weeds, and other combustible material are present that can contribute to the spread of a fire.
- Life safety code is not being followed.
- Reasonable access is not available for Emergency Personnel

Action Required:

1. The space under manufactured homes and accessory buildings and structures shall not be used for the storage of combustible materials or for the storage or placement therein of flammable liquids, gases, or liquid or gas fuel-powered equipment. NFPA 501A sec 6.3.6.1
2. Installation of Cylinders. Cylinders shall be installed only above ground and shall be set upon a firm foundation or be otherwise firmly secured. Flexibility shall be provided in the connecting piping. The requirements of 3.2.17 shall apply. NFPA 58 sec 3.2.5
3. Containers installed outside of buildings, whether of the portable type replaced on a cylinder exchange basis or permanently installed and refilled at the installation, shall be located with respect to the adjacent containers, important building, group of buildings, or line of adjoining property that can be built upon, in accordance with Tables 3.2.2.2, 3.2.2.4, and 3.2.2.6(f) and the following:
 - A. Cylinders installed alongside of buildings shall be located and installed so that the discharge from the cylinder pressure relief device is at least 3 ft (1 m) horizontally away from any building opening that is below the level of such discharge. The discharge from cylinder pressure relief devices shall be located not less than 5 ft (1.5 m) in any direction away from any exterior source of ignition, openings into direct-vent (sealed combustion system) appliances, or mechanical ventilation air intakes.
 - B. Cylinders shall not be located and installed underneath any building unless the space is open to the atmosphere for 50 percent of its perimeter or more.
 - C. The distance measured horizontally from the point of discharge of a container pressure relief valve to any building opening below the level of such discharge shall be in accordance with Table 3.2.2.2(d).
 - D. The distance from any of the following, measured in any direction, shall be in accordance with Table 3.2.2.2(d):

	<p>1) From the point of discharge of a container pressure relief valve</p> <p>2) The vent of a fixed maximum liquid level gauge on a container</p> <p>3) The installed location of the filling connection of a container to any of the following:</p> <ul style="list-style-type: none"> a. Exterior source of ignition b. Openings into direct-vent (sealed combustion system) appliances c. Mechanical ventilation air intakes NFPA 58 sec 3.2.2.2 <p>4. All areas and individual sites within the manufactured home community shall be maintained so as to be free of dry brush, leaves, weeds, and other debris that could contribute to the spread of fire within the site or community. NFPA 501A sec 6.3.3</p> <p>5. General. Responsibility for life safety and fire safety within manufactured home communities shall be that of the owners and operators of the community. NFPA 501A sec 6.1</p> <p>6. Arrangement of manufactured homes and accessory buildings or structures on the site shall not restrict reasonable access to the site by emergency personnel. NFPA 501A sec 6.1.1.1</p> <p style="padding-left: 40px;">The site plan shall include, but not be limited to, the following information:</p> <ul style="list-style-type: none"> (a) Street names (b) Site separation lines (c) Site numbers (d) Water supplies for fire protection personnel (e) Fire alarms (f) Utility disconnects NFPA 501A sec 6.1.1.3 <p>7. Each street name in the manufactured home community shall be clearly marked with signs, and each manufactured home site shall be marked for identification in a uniform manner that is clearly visible from the street serving the site. NFPA 501A sec 6.1.2</p>
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Lot #39 Structural Improvement / Modifications


	<p>Finding(s):</p> <ul style="list-style-type: none"> • Homes do not meet the minimum requirement for distance or 1-hour fire resistance rating. • Some egress windows and doors are blocked (or boarded). • Accessory buildings built with non-combustible material do not meet the 3 ft adjacent distance. • Accessory buildings built with combustible material do not meet the 5 ft adjacent distance. <p>Action Required:</p> <ul style="list-style-type: none"> • No portion of a manufactured home, excluding the tongue, shall be located closer than 3 m (10 ft) side to side, 2.4 m (8 ft) end to side, or 1.8 m (6 ft) end to end horizontally from any other manufactured home or community building unless the exposed composite walls and roof of either structure are without openings and constructed of materials that will provide a 1-hour fire resistance rating or the structures are separated by a 1-hour fire-rated barrier. (See 6.4.1.) NFPA 501A sec 6.2.1.1 • All manufactured homes, accessory buildings, structures, and community buildings shall be located and maintained in such a manner that required egress windows or doors are not blocked. NFPA 501A sec 6.2.3.5 • Accessory buildings or structures shall be permitted to be located immediately adjacent to a site line when constructed entirely of materials that do not support combustion and provided that such buildings or structures are not less than 0.9m(3 ft) from an accessory building or structure on an adjacent site. NFPA 501A sec 6.4.1.1 EXAMPLE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches. • An accessory building or structure constructed of combustible materials shall be located no closer than 1.5 m (5 ft) from the site line of an adjoining site. NFPA 501A sec 6.4.1.2 <p>NOTE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches. Numerous violations were identified that don't meet the 1999 Zoning Resolution of Frontier County. See Section 13 for Frontier County Codes</p>
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LOT #39 COUNTY ASSESSOR INFORMATION


LOT #40

Lot # 40 Inspection Findings


Lot #40 Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))	
	<p>Finding(s): Stairs are not in safe working condition and do not meet the basic requirements of the International Residential Code (IRC) or 1997 Uniform Building Code (UBC)</p> <hr/> <p>Action Required: The Stairs- Residential Building Code for the U.S. is a municipal regulation. Thus it varies by state and town. Some jurisdictions base their legislation on the 2012 International Residential Code (IRC). Other communities seem to be still using the 1997 Uniform Building Code (UBC). In all cases, each jurisdiction has amended the code to reflect local concerns.. i.e. flooding or earthquake prone areas.</p> <ul style="list-style-type: none"> • Maximum overhang for nosing is somewhere between 1 ¼" & 1 ½". Some states legislate a minimum of ¾", including floor and landings. • Riser Height: Maximum of between 7 ¾" & 8 ¼" (some states regulate a minimum of 6") • Run: Minimum between 9-10" (not counting the part underneath the "nosing" of the tread above). With a note that runs of over 10 1/2" will usually require three balusters per tread to comply with the 4" maximum opening between spindles. • Stair Width: Minimum 36" with a stipulation allowing a wall mounted handrail to project from each side 3 ½" <p>Handrail: shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Height: 34" – 38" Continuity: Handrails shall be continuous for the full length of the stairs and handrails ends shall be returned or terminate in newel posts or safety terminals. Handrails shall have a space of not less than 1 ½" between a wall and the handrail.</p>

Lot #40 Electric Services Inspection	
  	<p>Finding(s): "There are enough problems in and on every structure to necessitate hiring a licensed Electrical Contractor to inspect, correct, and bring the said facilities up to minimum code safety standards."</p> <hr/> <p>Action Required: Gary Lofton recommendation "is that since there are some issues with almost every service and or panel board in the facility, that each owner hire a licensed electrical contractor to do an inspection to whatever edition of the NEC, 2014 for example and then make corrections based on the contractors recommendations.</p> <p>Manufactured Home Site and Community Electrical Equipment and Installations. Sites and communities provided with electrical service shall have all electrical equipment and installations designed, constructed, and maintained in accordance with the applicable provisions of NFPA 70, National Electrical Code®. NFPA 501A sec 5.1</p>


Lot #40 Environmental – Wastewater (Residential & Toilets / Sewage)

	<p>Finding(s):</p> <ul style="list-style-type: none"> The sewage treatment systems for the trailers are largely an unknown entity as to where they exist and sizing. Believed to be a failed system. <p>Action Required:</p> <p>Each septic tank shall have an inspection pipe at least six inches in diameter over both the inlet and outlet devices. The inspection pipe shall extend to or above the ground surface and be capped flush or above finished grade. The inspection pipe cap shall be properly secured to prevent unwarranted access. Flexible hosing needs to be replaced with water tight and air tight service connections of Schedule 40 PVC hard pipe to prevent the potential of flexible hoses tearing and leaking. Any surface discharge of household waste water is illegal according to NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems. Should future improvements be necessary to any of these systems they will be expected to comply with NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems.</p>
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Lot #40 Environmental – Water Supply

	<p>Finding(s):</p> <ul style="list-style-type: none"> Leaking distribution piping. Leaking yard hydrant. Ridged yard hydrant. Distribution piping. Cross-Connection. Water hoses are not to be used for distribution of water to trailer. Hook up from service riser to trailer needs to be flexible metal hook up. <p>Action Required:</p> <p>All areas of 179 NAC must be followed for Chapter 21 Operation And Maintenance Of Transient Non-Community Public Water Systems</p>
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Lot #40 Environmental Assessment

	<p>Finding(s):</p> <p>Household Hazardous material can be highly hazardous to occupant safety. Material should be stored as directed by the manufacturer. Containers should always be labeled for the material that is inside the container for safety. When material is no longer being used it should be disposed of properly.</p> <p>Action Required:</p> <p>Nebraska's Household Hazardous Waste Program has several dates / locations for home owners to dispose of unwanted material. The most common material that is accepted is as follows:</p> <p>LAWN & GARDEN Lighter fluid/Torch fuel; Pesticides; Insecticides; Flea/tick products; Herbicides; Insect Sprays; Small propane cylinders (for camping) and Pool chemicals</p> <p>AUTOMOTIVE Power steering fluid; Transmission Fluid; Mixed gasoline; Grease removers; Old gasoline; Brake Fluid and Upholstery cleaners</p> <p>HOME IMPROVEMENT Oil-based stains; Adhesives; Paint thinner; Oil-based paint; Turpentine; Furniture stripper and Wood preservatives</p> <p>HOUSEHOLD Spot removers; Bleach Cleaners; Fluorescent tubes; Compact bulbs (CFLs); Mothballs; Solvent-based polishes; Drain/Oven Cleaners; Small capacitors; Glues and Mercury thermometers & thermostats</p>
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Lot #40 Safety and Health – Fire Prevention & Protection



Finding(s):

- Flammable liquids, gases, or liquid or gas fuel-powered equipment being stored under homes.
- Cylinders not on firm foundation and not properly secured.
- Cylinders are not stored in proper proximity as prescribed by NFPA 58
- Fire hazards such as dry brush, leaves, weeds, and other combustible material are present that can contribute to the spread of a fire.
- Life safety code is not being followed.
- Reasonable access is not available for Emergency Personnel

Action Required:

1. The space under manufactured homes and accessory buildings and structures shall not be used for the storage of combustible materials or for the storage or placement therein of flammable liquids, gases, or liquid or gas fuel-powered equipment. NFPA 501A sec 6.3.6.1

2. Installation of Cylinders. Cylinders shall be installed only above ground and shall be set upon a firm foundation or be otherwise firmly secured. Flexibility shall be provided in the connecting piping. The requirements of 3.2.17 shall apply. NFPA 58 sec 3.2.5

3. Containers installed outside of buildings, whether of the portable type replaced on a cylinder exchange basis or permanently installed and refilled at the installation, shall be located with respect to the adjacent containers, important building, group of buildings, or line of adjoining property that can be built upon, in accordance with Tables 3.2.2.2, 3.2.2.4, and 3.2.2.6(f) and the following:

A. Cylinders installed alongside of buildings shall be located and installed so that the discharge from the cylinder pressure relief device is at least 3 ft (1 m) horizontally away from any building opening that is below the level of such discharge. The discharge from cylinder pressure relief devices shall be located not less than 5 ft (1.5 m) in any direction away from any exterior source of ignition, openings into direct-vent (sealed combustion system) appliances, or mechanical ventilation air intakes.

B. Cylinders shall not be located and installed underneath any building unless the space is open to the atmosphere for 50 percent of its perimeter or more.

C. The distance measured horizontally from the point of discharge of a container pressure relief valve to any building opening below the level of such discharge shall be in accordance with Table 3.2.2.2(d).


D. The distance from any of the following, measured in any direction, shall be in accordance with Table 3.2.2.2(d):

- 1) From the point of discharge of a container pressure relief valve
- 2) The vent of a fixed maximum liquid level gauge on a container
- 3) The installed location of the filling connection of a container to any of the following:
 - a. Exterior source of ignition
 - b. Openings into direct-vent (sealed combustion system) appliances
 - c. Mechanical ventilation air intakes NFPA 58 sec 3.2.2.2

4. All areas and individual sites within the manufactured home community shall be maintained so as to be free of dry brush, leaves, weeds, and other debris that could contribute to the spread of fire within the site

	<p>or community. NFPA 501A sec 6.3.3</p> <p>5. General. Responsibility for life safety and fire safety within manufactured home communities shall be that of the owners and operators of the community. NFPA 501A sec 6.1</p> <p>6. Arrangement of manufactured homes and accessory buildings or structures on the site shall not restrict reasonable access to the site by emergency personnel. NFPA 501A sec 6.1.1.1</p> <p style="padding-left: 40px;">The site plan shall include, but not be limited to, the following information:</p> <table style="margin-left: 80px; border: none;"> <tr> <td>(a) Street names</td> <td>(b) Site separation lines</td> </tr> <tr> <td>(c) Site numbers</td> <td>(d) Water supplies for fire protection personnel</td> </tr> <tr> <td>(e) Fire alarms</td> <td>(f) Utility disconnects NFPA 501A sec 6.1.1.3</td> </tr> </table> <p>7. Each street name in the manufactured home community shall be clearly marked with signs, and each manufactured home site shall be marked for identification in a uniform manner that is clearly visible from the street serving the site. NFPA 501A sec 6.1.2</p>	(a) Street names	(b) Site separation lines	(c) Site numbers	(d) Water supplies for fire protection personnel	(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3
(a) Street names	(b) Site separation lines						
(c) Site numbers	(d) Water supplies for fire protection personnel						
(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3						

Lot #40 Structural Improvement / Modifications

	<p>Finding(s):</p> <ul style="list-style-type: none"> • Homes do not meet the minimum requirement for distance or 1-hour fire resistance rating. • Some egress windows and doors are blocked (or boarded). • Accessory buildings built with non-combustible material do not meet the 3 ft adjacent distance. • Accessory buildings built with combustible material do not meet the 5 ft adjacent distance. <p>Action Required:</p> <ul style="list-style-type: none"> • No portion of a manufactured home, excluding the tongue, shall be located closer than 3 m (10 ft) side to side, 2.4 m (8 ft) end to side, or 1.8 m (6 ft) end to end horizontally from any other manufactured home or community building unless the exposed composite walls and roof of either structure are without openings and constructed of materials that will provide a 1-hour fire resistance rating or the structures are separated by a 1-hour fire-rated barrier. (See 6.4.1.) NFPA 501A sec 6.2.1.1 • All manufactured homes, accessory buildings, structures, and community buildings shall be located and maintained in such a manner that required egress windows or doors are not blocked. NFPA 501A sec 6.2.3.5 • Accessory buildings or structures shall be permitted to be located immediately adjacent to a site line when constructed entirely of materials that do not support combustion and provided that such buildings or structures are not less than 0.9m(3 ft) from an accessory building or structure on an adjacent site. NFPA 501A sec 6.4.1.1 EXAMPLE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches. • An accessory building or structure constructed of combustible materials shall be located no closer than 1.5 m (5 ft) from the site line of an adjoining site. NFPA 501A sec 6.4.1.2 <p>NOTE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.</p> <ul style="list-style-type: none"> • Numerous violations were identified that don't meet the 1999 Zoning Resolution of Frontier County. See Section 13 for Frontier County Codes
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LOT #40 COUNTY ASSESSOR INFORMATION

LOT #41

Lot # 41 Inspection Findings

Lot #41 Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))



Finding(s):

Stairs are not in safe working condition and do not meet the basic requirements of the International Residential Code (IRC) or 1997 Uniform Building Code (UBC).

Action Required:

The Stairs- Residential Building Code for the U.S. is a municipal regulation. Thus it varies by state and town. Some jurisdictions base their legislation on the 2012 International Residential Code (IRC). Other communities seem to be still using the 1997 Uniform Building Code (UBC). In all cases, each jurisdiction has amended the code to reflect local concerns.. i.e. flooding or earthquake prone areas.

- Maximum overhang for nosing is somewhere between 1 ¼" & 1 ½". Some states legislate a minimum of ¾", including floor and landings.
 - Riser Height: Maximum of between 7 ¾" & 8 ¼" (some states regulate a minimum of 6")
 - Run: Minimum between 9-10" (not counting the part underneath the "nosing" of the tread above). With a note that runs of over 10 1/2" will usually require three balusters per tread to comply with the 4" maximum opening between spindles.
 - Stair Width: Minimum 36" with a stipulation allowing a wall mounted handrail to project from each side 3 ½"
- Handrail: shall be provided on at least one side of each continuous run of treads or flight with four or more risers.
Height: 34" – 38" Continuity: Handrails shall be continuous for the full length of the stairs and handrails ends shall be returned or terminate in newel posts or safety terminals. Handrails shall have a space of not less than 1 ½" between a wall and the handrail.

Lot #41 Electric Services Inspection



Finding(s):

"There are enough problems in and on every structure to necessitate hiring a licensed Electrical Contractor to inspect, correct, and bring the said facilities up to minimum code safety standards."

Action Required:

Gary Lofton recommendation "is that since there are some issues with almost every service and or panel board in the facility, that **each owner hire a licensed electrical** contractor to do an inspection to whatever edition of the NEC, 2014 for example and then make corrections based on the contractors recommendations.


Manufactured Home Site and Community Electrical Equipment and Installations. Sites and communities provided with electrical service shall have all electrical equipment and installations designed, constructed, and maintained in accordance with the applicable provisions of NFPA 70, National Electrical Code®. NFPA 501A sec 5.1



Lot #41 Environmental – Wastewater (Residential & Toilets / Sewage)

No Picture Access	<p>Finding(s):</p> <ul style="list-style-type: none"> The sewage treatment systems for the trailers are largely an unknown entity as to where they exist and sizing. Believed to be a failed system. <p>Action Required: Each septic tank shall have an inspection pipe at least six inches in diameter over both the inlet and outlet devices. The inspection pipe shall extend to or above the ground surface and be capped flush or above finished grade. The inspection pipe cap shall be properly secured to prevent unwarranted access. Flexible hosing needs to be replaced with water tight and air tight service connections of Schedule 40 PVC hard pipe to prevent the potential of flexible hoses tearing and leaking. Any surface discharge of household waste water is illegal according to NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems. Should future improvements be necessary to any of these systems they will be expected to comply with NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems.</p>
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Lot #41 Environmental – Water Supply

	<p>Finding(s):</p> <ul style="list-style-type: none"> Leaking distribution piping. Leaking yard hydrant. Ridged yard hydrant. Distribution piping. Cross-Connection. Water hoses are not to be used for distribution of water to trailer. Hook up from service riser to trailer needs to be flexible metal hook up. <p>Action Required: All areas of 179 NAC must be followed for Chapter 21 Operation And Maintenance Of Transient Non-Community Public Water Systems</p>
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Lot #41 Environmental Assessment

NA	<p>Finding(s): No Findings</p> <p>Action Required: NA</p>
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Lot #41 Safety and Health – Fire Prevention & Protection



Finding(s):

- Flammable liquids, gases, or liquid or gas fuel-powered equipment being stored under homes.
- Cylinders not on firm foundation and not properly secured.
- Cylinders are not stored in proper proximity as prescribed by NFPA 58
- Fire hazards such as dry brush, leaves, weeds, and other combustible material are present that can contribute to the spread of a fire.
- Life safety code is not being followed.
- Reasonable access is not available for Emergency Personnel

Action Required:

1. The space under manufactured homes and accessory buildings and structures shall not be used for the storage of combustible materials or for the storage or placement therein of flammable liquids, gases, or liquid or gas fuel-powered equipment. NFPA 501A sec 6.3.6.1

2. Installation of Cylinders. Cylinders shall be installed only above ground and shall be set upon a firm foundation or be otherwise firmly secured. Flexibility shall be provided in the connecting piping. The requirements of 3.2.17 shall apply. NFPA 58 sec 3.2.5

3. Containers installed outside of buildings, whether of the portable type replaced on a cylinder exchange basis or permanently installed and refilled at the installation, shall be located with respect to the adjacent containers, important building, group of buildings, or line of adjoining property that can be built upon, in accordance with Tables 3.2.2.2, 3.2.2.4, and 3.2.2.6(f) and the following:

A. Cylinders installed alongside of buildings shall be located and installed so that the discharge from the cylinder pressure relief device is at least 3 ft (1 m) horizontally away from any building opening that is below the level of such discharge. The discharge from cylinder pressure relief devices shall be located not less than 5 ft (1.5 m) in any direction away from any exterior source of ignition, openings into direct-vent (sealed combustion system) appliances, or mechanical ventilation air intakes.

B. Cylinders shall not be located and installed underneath any building unless the space is open to the atmosphere for 50 percent of its perimeter or more.

C. The distance measured horizontally from the point of discharge of a container pressure relief valve to any building opening below the level of such discharge shall be in accordance with Table 3.2.2.2(d).





D. The distance from any of the following, measured in any direction, shall be in accordance with Table 3.2.2.2(d):

- 1) From the point of discharge of a container pressure relief valve
- 2) The vent of a fixed maximum liquid level gauge on a container
- 3) The installed location of the filling connection of a container to any of the following:
 - a. Exterior source of ignition
 - b. Openings into direct-vent (sealed combustion system) appliances
 - c. Mechanical ventilation air intakes NFPA 58 sec 3.2.2.2

4. All areas and individual sites within the manufactured home community shall be maintained so as to be free of dry brush, leaves, weeds, and other debris that could contribute to the spread of fire within the site

	<p>or community. NFPA 501A sec 6.3.3</p> <p>5. General. Responsibility for life safety and fire safety within manufactured home communities shall be that of the owners and operators of the community. NFPA 501A sec 6.1</p> <p>6. Arrangement of manufactured homes and accessory buildings or structures on the site shall not restrict reasonable access to the site by emergency personnel. NFPA 501A sec 6.1.1.1</p> <p style="padding-left: 40px;">The site plan shall include, but not be limited to, the following information:</p> <table style="margin-left: 80px; border: none;"> <tr> <td>(a) Street names</td> <td>(b) Site separation lines</td> </tr> <tr> <td>(c) Site numbers</td> <td>(d) Water supplies for fire protection personnel</td> </tr> <tr> <td>(e) Fire alarms</td> <td>(f) Utility disconnects NFPA 501A sec 6.1.1.3</td> </tr> </table> <p>7. Each street name in the manufactured home community shall be clearly marked with signs, and each manufactured home site shall be marked for identification in a uniform manner that is clearly visible from the street serving the site. NFPA 501A sec 6.1.2</p>	(a) Street names	(b) Site separation lines	(c) Site numbers	(d) Water supplies for fire protection personnel	(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3
(a) Street names	(b) Site separation lines						
(c) Site numbers	(d) Water supplies for fire protection personnel						
(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3						

Lot #41 Structural Improvement / Modifications

   	<p>Finding(s):</p> <ul style="list-style-type: none"> Homes do not meet the minimum requirement for distance or 1-hour fire resistance rating. Some egress windows and doors are blocked (or boarded). Accessory buildings built with non-combustible material do not meet the 3 ft adjacent distance. Accessory buildings built with combustible material do not meet the 5 ft adjacent distance. <p>Action Required:</p> <ul style="list-style-type: none"> No portion of a manufactured home, excluding the tongue, shall be located closer than 3 m (10 ft) side to side, 2.4 m (8 ft) end to side, or 1.8 m (6 ft) end to end horizontally from any other manufactured home or community building unless the exposed composite walls and roof of either structure are without openings and constructed of materials that will provide a 1-hour fire resistance rating or the structures are separated by a 1-hour fire-rated barrier. (See 6.4.1.) NFPA 501A sec 6.2.1.1 All manufactured homes, accessory buildings, structures, and community buildings shall be located and maintained in such a manner that required egress windows or doors are not blocked. NFPA 501A sec 6.2.3.5 Accessory buildings or structures shall be permitted to be located immediately adjacent to a site line when constructed entirely of materials that do not support combustion and provided that such buildings or structures are not less than 0.9m(3 ft) from an accessory building or structure on an adjacent site. NFPA 501A sec 6.4.1.1 EXAMPLE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches. An accessory building or structure constructed of combustible materials shall be located no closer than 1.5 m (5 ft) from the site line of an adjoining site. NFPA 501A sec 6.4.1.2 <p>NOTE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.</p> <ul style="list-style-type: none"> Numerous violations were identified that don't meet the 1999 Zoning Resolution of Frontier County. See Section 13 for Frontier County Codes
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LOT #41 COUNTY ASSESSOR INFORMATION

LOT #42

Lot # 42 Inspection Findings

Lot #42 Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))



Finding(s):
Stairs are not in safe working condition and do not meet the basic requirements of the International Residential Code (IRC) or 1997 Uniform Building Code (UBC).

Action Required:
The Stairs- Residential Building Code for the U.S. is a municipal regulation. Thus it varies by state and town. Some jurisdictions base their legislation on the 2012 International Residential Code (IRC). Other communities seem to be still using the 1997 Uniform Building Code (UBC). In all cases, each jurisdiction has amended the code to reflect local concerns.. i.e. flooding or earthquake prone areas.

- Maximum overhang for nosing is somewhere between 1 ¼" & 1 ½". Some states legislate a minimum of ¾", including floor and landings.
- Riser Height: Maximum of between 7 ¾" & 8 ¼" (some states regulate a minimum of 6")
- Run: Minimum between 9-10" (not counting the part underneath the "nosing" of the tread above). With a note that runs of over 10 1/2" will usually require three balusters per tread to comply with the 4" maximum opening between spindles.
- Stair Width: Minimum 36" with a stipulation allowing a wall mounted handrail to project from each side 3 ½"

Handrail: shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Height: 34" – 38" Continuity: Handrails shall be continuous for the full length of the stairs and handrails ends shall be returned or terminate in newel posts or safety terminals. Handrails shall have a space of not less than 1 ½" between a wall and the handrail.

Lot #42 Electric Services Inspection




Finding(s):
"There are enough problems in and on every structure to necessitate hiring a licensed Electrical Contractor to inspect, correct, and bring the said facilities up to minimum code safety standards."






Action Required:
Gary Lofton recommendation "is that since there are some issues with almost every service and or panel board in the facility, that **each owner hire a licensed electrical** contractor to do an inspection to whatever edition of the NEC, 2014 for example and then make corrections based on the contractors recommendations.

Manufactured Home Site and Community Electrical Equipment and Installations. Sites and communities provided with electrical service shall have all electrical equipment and installations designed, constructed, and maintained in accordance with the applicable provisions of NFPA 70, National Electrical Code®. NFPA 501A sec 5.1


Lot #42 Environmental – Wastewater (Residential & Toilets / Sewage)

	<p>Finding(s):</p> <ul style="list-style-type: none"> The sewage treatment systems for the trailers are largely an unknown entity as to where they exist and sizing. Believed to be a failed system. <p>Action Required: Each septic tank shall have an inspection pipe at least six inches in diameter over both the inlet and outlet devices. The inspection pipe shall extend to or above the ground surface and be capped flush or above finished grade. The inspection pipe cap shall be properly secured to prevent unwarranted access. Flexible hosing needs to be replaced with water tight and air tight service connections of Schedule 40 PVC hard pipe to prevent the potential of flexible hoses tearing and leaking. Any surface discharge of household waste water is illegal according to NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems. Should future improvements be necessary to any of these systems they will be expected to comply with NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems.</p>
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Lot #42 Environmental – Water Supply

	<p>Finding(s):</p> <ul style="list-style-type: none"> Leaking distribution piping. Leaking yard hydrant. Ridged yard hydrant. Distribution piping. Cross-Connection. Water hoses are not to be used for distribution of water to trailer. Hook up from service riser to trailer needs to be flexible metal hook up.
	<p>Action Required: All areas of 179 NAC must be followed for Chapter 21 Operation And Maintenance Of Transient Non-Community Public Water Systems</p> 

Lot #42 Environmental Assessment

	<p>Finding(s): Household Hazardous material can be highly hazardous to occupant safety. Material should be stored as directed by the manufacturer. Containers should always be labeled for the material that is inside the container for safety. When material is no longer being used it should be disposed of properly.</p> <p>Action Required: Nebraska's Household Hazardous Waste Program has several dates / locations for home owners to dispose of unwanted material. The most common material that is accepted is as follows: LAWN & GARDEN Lighter fluid/Torch fuel; Pesticides; Insecticides; Flea/tick products; Herbicides; Insect Sprays; Small propane cylinders (for camping) and Pool chemicals AUTOMOTIVE Power steering fluid; Transmission Fluid; Mixed gasoline; Grease removers; Old gasoline; Brake Fluid and Upholstery cleaners HOME IMPROVEMENT Oil-based stains; Adhesives; Paint thinner; Oil-based paint; Turpentine; Furniture stripper and Wood preservatives HOUSEHOLD Spot removers; Bleach Cleaners; Fluorescent tubes; Compact bulbs (CFLs); Mothballs; Solvent-based polishes; Drain/Oven Cleaners; Small capacitors; Glues and Mercury thermometers & thermostats</p>
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Lot #42 Safety and Health – Fire Prevention & Protection



Finding(s):

- Flammable liquids, gases, or liquid or gas fuel-powered equipment being stored under homes.
- Cylinders not on firm foundation and not properly secured.
- Cylinders are not stored in proper proximity as prescribed by NFPA 58
- Fire hazards such as dry brush, leaves, weeds, and other combustible material are present that can contribute to the spread of a fire.
- Life safety code is not being followed.
- Reasonable access is not available for Emergency Personnel

Action Required:

1. The space under manufactured homes and accessory buildings and structures shall not be used for the storage of combustible materials or for the storage or placement therein of flammable liquids, gases, or liquid or gas fuel-powered equipment. NFPA 501A sec 6.3.6.1

2. Installation of Cylinders. Cylinders shall be installed only above ground and shall be set upon a firm foundation or be otherwise firmly secured. Flexibility shall be provided in the connecting piping. The requirements of 3.2.17 shall apply. NFPA 58 sec 3.2.5

3. Containers installed outside of buildings, whether of the portable type replaced on a cylinder exchange basis or permanently installed and refilled at the installation, shall be located with respect to the adjacent containers, important building, group of buildings, or line of adjoining property that can be built upon, in accordance with Tables 3.2.2.2, 3.2.2.4, and 3.2.2.6(f) and the following:

A. Cylinders installed alongside of buildings shall be located and installed so that the discharge from the cylinder pressure relief device is at least 3 ft (1 m) horizontally away from any building opening that is below the level of such discharge. The discharge from cylinder pressure relief devices shall be located not less than 5 ft (1.5 m) in any direction away from any exterior source of ignition, openings into direct-vent (sealed combustion system) appliances, or mechanical ventilation air intakes.

B. Cylinders shall not be located and installed underneath any building unless the space is open to the atmosphere for 50 percent of its perimeter or more.

C. The distance measured horizontally from the point of discharge of a container pressure relief valve to any building opening below the level of such discharge shall be in accordance with Table 3.2.2.2(d).




D. The distance from any of the following, measured in any direction, shall be in accordance with Table 3.2.2.2(d):

- 1) From the point of discharge of a container pressure relief valve
- 2) The vent of a fixed maximum liquid level gauge on a container
- 3) The installed location of the filling connection of a container to any of the following:
 - a. Exterior source of ignition
 - b. Openings into direct-vent (sealed combustion system) appliances
 - c. Mechanical ventilation air intakes NFPA 58 sec 3.2.2.2

4. All areas and individual sites within the manufactured home community shall be maintained so as to be free of dry brush, leaves, weeds, and other debris that could contribute to the spread of fire within the site

	<p>or community. NFPA 501A sec 6.3.3</p> <p>5. General. Responsibility for life safety and fire safety within manufactured home communities shall be that of the owners and operators of the community. NFPA 501A sec 6.1</p> <p>6. Arrangement of manufactured homes and accessory buildings or structures on the site shall not restrict reasonable access to the site by emergency personnel. NFPA 501A sec 6.1.1.1</p> <p style="padding-left: 40px;">The site plan shall include, but not be limited to, the following information:</p> <table style="margin-left: 80px; border: none;"> <tr> <td>(a) Street names</td> <td>(b) Site separation lines</td> </tr> <tr> <td>(c) Site numbers</td> <td>(d) Water supplies for fire protection personnel</td> </tr> <tr> <td>(e) Fire alarms</td> <td>(f) Utility disconnects NFPA 501A sec 6.1.1.3</td> </tr> </table> <p>7. Each street name in the manufactured home community shall be clearly marked with signs, and each manufactured home site shall be marked for identification in a uniform manner that is clearly visible from the street serving the site. NFPA 501A sec 6.1.2</p>	(a) Street names	(b) Site separation lines	(c) Site numbers	(d) Water supplies for fire protection personnel	(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3
(a) Street names	(b) Site separation lines						
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(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3						

Lot #42 Structural Improvement / Modifications

  	<p>Finding(s):</p> <ul style="list-style-type: none"> • Homes do not meet the minimum requirement for distance or 1-hour fire resistance rating. • Some egress windows and doors are blocked (or boarded). • Accessory buildings built with non-combustible material do not meet the 3 ft adjacent distance. • Accessory buildings built with combustible material do not meet the 5 ft adjacent distance. <p>Action Required:</p> <ul style="list-style-type: none"> • No portion of a manufactured home, excluding the tongue, shall be located closer than 3 m (10 ft) side to side, 2.4 m (8 ft) end to side, or 1.8 m (6 ft) end to end horizontally from any other manufactured home or community building unless the exposed composite walls and roof of either structure are without openings and constructed of materials that will provide a 1-hour fire resistance rating or the structures are separated by a 1-hour fire-rated barrier. (See 6.4.1.) NFPA 501A sec 6.2.1.1 • All manufactured homes, accessory buildings, structures, and community buildings shall be located and maintained in such a manner that required egress windows or doors are not blocked. NFPA 501A sec 6.2.3.5 • Accessory buildings or structures shall be permitted to be located immediately adjacent to a site line when constructed entirely of materials that do not support combustion and provided that such buildings or structures are not less than 0.9m(3 ft) from an accessory building or structure on an adjacent site. NFPA 501A sec 6.4.1.1 EXAMPLE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches. • An accessory building or structure constructed of combustible materials shall be located no closer than 1.5 m (5 ft) from the site line of an adjoining site. NFPA 501A sec 6.4.1.2 <p>NOTE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.</p> <ul style="list-style-type: none"> • Numerous violations were identified that don't meet the 1999 Zoning Resolution of Frontier County. See Section 13 for Frontier County Codes
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LOT #42 COUNTY ASSESSOR INFORMATION



LOT #43

Lot # 43 Inspection Findings

Lot #43 Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))

	<p>Finding(s): Stairs are not in safe working condition and do not meet the basic requirements of the International Residential Code (IRC) or 1997 Uniform Building Code (UBC).</p>
	<p>Action Required: The Stairs- Residential Building Code for the U.S. is a municipal regulation. Thus it varies by state and town. Some jurisdictions base their legislation on the 2012 International Residential Code (IRC). Other communities seem to be still using the 1997 Uniform Building Code (UBC). In all cases, each jurisdiction has amended the code to reflect local concerns.. i.e. flooding or earthquake prone areas.</p> <ul style="list-style-type: none"> • Maximum overhang for nosing is somewhere between 1 ¼" & 1 ½". Some states legislate a minimum of ¾", including floor and landings. • Riser Height: Maximum of between 7 ¾" & 8 ¼" (some states regulate a minimum of 6") • Run: Minimum between 9-10" (not counting the part underneath the "nosing" of the tread above). With a note that runs of over 10 1/2" will usually require three balusters per tread to comply with the 4" maximum opening between spindles. • Stair Width: Minimum 36" with a stipulation allowing a wall mounted handrail to project from each side 3 ½" <p>Handrail: shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Height: 34" – 38" Continuity: Handrails shall be continuous for the full length of the stairs and handrails ends shall be returned or terminate in newel posts or safety terminals. Handrails shall have a space of not less than 1 ½" between a wall and the handrail.</p>



Lot #43 Electric Services Inspection

	<p>Finding(s): "There are enough problems in and on every structure to necessitate hiring a licensed Electrical Contractor to inspect, correct, and bring the said facilities up to minimum code safety standards."</p>
	<p>Action Required: Gary Lofton recommendation "is that since there are some issues with almost every service and or panel board in the facility, that each owner hire a licensed electrical contractor to do an inspection to whatever edition of the NEC, 2014 for example and then make corrections based on the contractors recommendations.</p> <p>Manufactured Home Site and Community Electrical Equipment and Installations. Sites and communities provided with electrical service shall have all electrical equipment and installations designed, constructed, and maintained in accordance with the applicable provisions of NFPA 70, National Electrical Code®. NFPA 501A sec 5.1</p>


Lot #43 Environmental – Wastewater (Residential & Toilets / Sewage)

No Picture Access	<p>Finding(s):</p> <ul style="list-style-type: none"> The sewage treatment systems for the trailers are largely an unknown entity as to where they exist and sizing. Believed to be a failed system.
	<p>Action Required:</p> <p>Each septic tank shall have an inspection pipe at least six inches in diameter over both the inlet and outlet devices. The inspection pipe shall extend to or above the ground surface and be capped flush or above finished grade. The inspection pipe cap shall be properly secured to prevent unwarranted access. Flexible hosing needs to be replaced with water tight and air tight service connections of Schedule 40 PVC hard pipe to prevent the potential of flexible hoses tearing and leaking. Any surface discharge of household waste water is illegal according to NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems. Should future improvements be necessary to any of these systems they will be expected to comply with NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems.</p>

Lot #43 Environmental – Water Supply

	<p>Finding(s):</p> <ul style="list-style-type: none"> Leaking distribution piping. Leaking yard hydrant. Ridged yard hydrant. Distribution piping. Cross-Connection. Water hoses are not to be used for distribution of water to trailer. Hook up from service riser to trailer needs to be flexible metal hook up
	<p>Action Required:</p> <p>All areas of 179 NAC must be followed for Chapter 21 Operation And Maintenance Of Transient Non-Community Public Water Systems</p>

Lot #43 Environmental Assessment

	<p>Finding(s):</p> <p>Household Hazardous material can be highly hazardous to occupant safety. Material should be stored as directed by the manufacturer. Containers should always be labeled for the material that is inside the container for safety. When material is no longer being used it should be disposed of properly.</p>
	<p>Action Required:</p> <p>Nebraska's Household Hazardous Waste Program has several dates / locations for home owners to dispose of unwanted material. The most common material that is accepted is as follows:</p> <p>LAWN & GARDEN Lighter fluid/Torch fuel; Pesticides; Insecticides; Flea/tick products; Herbicides; Insect Sprays; Small propane cylinders (for camping) and Pool chemicals</p> <p>AUTOMOTIVE Power steering fluid; Transmission Fluid; Mixed gasoline; Grease removers; Old gasoline; Brake Fluid and Upholstery cleaners</p> <p>HOME IMPROVEMENT Oil-based stains; Adhesives; Paint thinner; Oil-based paint; Turpentine; Furniture stripper and Wood preservatives</p> <p>HOUSEHOLD Spot removers; Bleach Cleaners; Fluorescent tubes; Compact bulbs (CFLs); Mothballs; Solvent-based polishes; Drain/Oven Cleaners; Small capacitors; Glues and Mercury thermometers & thermostats</p>

Lot #43 Safety and Health – Fire Prevention & Protection



Finding(s):

- Flammable liquids, gases, or liquid or gas fuel-powered equipment being stored under homes.
- Cylinders not on firm foundation and not properly secured.
- Cylinders are not stored in proper proximity as prescribed by NFPA 58
- Fire hazards such as dry brush, leaves, weeds, and other combustible material are present that can contribute to the spread of a fire.
- Life safety code is not being followed.
- Reasonable access is not available for Emergency Personnel

Action Required:

1. The space under manufactured homes and accessory buildings and structures shall not be used for the storage of combustible materials or for the storage or placement therein of flammable liquids, gases, or liquid or gas fuel-powered equipment. NFPA 501A sec 6.3.6.1

2. Installation of Cylinders. Cylinders shall be installed only above ground and shall be set upon a firm foundation or be otherwise firmly secured. Flexibility shall be provided in the connecting piping. The requirements of 3.2.17 shall apply. NFPA 58 sec 3.2.5

3. Containers installed outside of buildings, whether of the portable type replaced on a cylinder exchange basis or permanently installed and refilled at the installation, shall be located with respect to the adjacent containers, important building, group of buildings, or line of adjoining property that can be built upon, in accordance with Tables 3.2.2.2, 3.2.2.4, and 3.2.2.6(f) and the following:

A. Cylinders installed alongside of buildings shall be located and installed so that the discharge from the cylinder pressure relief device is at least 3 ft (1 m) horizontally away from any building opening that is below the level of such discharge. The discharge from cylinder pressure relief devices shall be located not less than 5 ft (1.5 m) in any direction away from any exterior source of ignition, openings into direct-vent (sealed combustion system) appliances, or mechanical ventilation air intakes.

B. Cylinders shall not be located and installed underneath any building unless the space is open to the atmosphere for 50 percent of its perimeter or more.

C. The distance measured horizontally from the point of discharge of a container pressure relief valve to any building opening below the level of such discharge shall be in accordance with Table 3.2.2.2(d).



D. The distance from any of the following, measured in any direction, shall be in accordance with Table 3.2.2.2(d):

- 1) From the point of discharge of a container pressure relief valve
- 2) The vent of a fixed maximum liquid level gauge on a container
- 3) The installed location of the filling connection of a container to any of the following:
 - a. Exterior source of ignition
 - b. Openings into direct-vent (sealed combustion system) appliances
 - c. Mechanical ventilation air intakes NFPA 58 sec 3.2.2.2

4. All areas and individual sites within the manufactured home community shall be maintained so as to be free of dry brush, leaves, weeds, and other debris that could contribute to the spread of fire within the site

	<p>or community. NFPA 501A sec 6.3.3</p> <p>5. General. Responsibility for life safety and fire safety within manufactured home communities shall be that of the owners and operators of the community. NFPA 501A sec 6.1</p> <p>6. Arrangement of manufactured homes and accessory buildings or structures on the site shall not restrict reasonable access to the site by emergency personnel. NFPA 501A sec 6.1.1.1</p> <p style="padding-left: 40px;">The site plan shall include, but not be limited to, the following information:</p> <table style="margin-left: 80px; border: none;"> <tr> <td>(a) Street names</td> <td>(b) Site separation lines</td> </tr> <tr> <td>(c) Site numbers</td> <td>(d) Water supplies for fire protection personnel</td> </tr> <tr> <td>(e) Fire alarms</td> <td>(f) Utility disconnects NFPA 501A sec 6.1.1.3</td> </tr> </table> <p>7. Each street name in the manufactured home community shall be clearly marked with signs, and each manufactured home site shall be marked for identification in a uniform manner that is clearly visible from the street serving the site. NFPA 501A sec 6.1.2</p>	(a) Street names	(b) Site separation lines	(c) Site numbers	(d) Water supplies for fire protection personnel	(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3
(a) Street names	(b) Site separation lines						
(c) Site numbers	(d) Water supplies for fire protection personnel						
(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3						

Lot #43 Structural Improvement / Modifications

	<p>Finding(s):</p> <ul style="list-style-type: none"> • Homes do not meet the minimum requirement for distance or 1-hour fire resistance rating. • Some egress windows and doors are blocked (or boarded). • Accessory buildings built with non-combustible material do not meet the 3 ft adjacent distance. • Accessory buildings built with combustible material do not meet the 5 ft adjacent distance.
	<p>Action Required:</p> <ul style="list-style-type: none"> • No portion of a manufactured home, excluding the tongue, shall be located closer than 3 m (10 ft) side to side, 2.4 m (8 ft) end to side, or 1.8 m (6 ft) end to end horizontally from any other manufactured home or community building unless the exposed composite walls and roof of either structure are without openings and constructed of materials that will provide a 1-hour fire resistance rating or the structures are separated by a 1-hour fire-rated barrier. (See 6.4.1.) NFPA 501A sec 6.2.1.1 • All manufactured homes, accessory buildings, structures, and community buildings shall be located and maintained in such a manner that required egress windows or doors are not blocked. NFPA 501A sec 6.2.3.5 • Accessory buildings or structures shall be permitted to be located immediately adjacent to a site line when constructed entirely of materials that do not support combustion and provided that such buildings or structures are not less than 0.9m(3 ft) from an accessory building or structure on an adjacent site. NFPA 501A sec 6.4.1.1 EXAMPLE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches. • An accessory building or structure constructed of combustible materials shall be located no closer than 1.5 m (5 ft) from the site line of an adjoining site. NFPA 501A sec 6.4.1.2 <p>NOTE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.</p> <ul style="list-style-type: none"> • Numerous violations were identified that don't meet the 1999 Zoning Resolution of Frontier County. See Section 13 for Frontier County Codes



LOT #43 COUNTY ASSESSOR INFORMATION

LOT #44

Lot # 44 Inspection Findings

Lot #44 Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))



Finding(s):
Stairs are not in safe working condition and do not meet the basic requirements of the International Residential Code (IRC) or 1997 Uniform Building Code (UBC).

Action Required:
The Stairs- Residential Building Code for the U.S. is a municipal regulation. Thus it varies by state and town. Some jurisdictions base their legislation on the 2012 International Residential Code (IRC). Other communities seem to be still using the 1997 Uniform Building Code (UBC). In all cases, each jurisdiction has amended the code to reflect local concerns.. i.e. flooding or earthquake prone areas.

- Maximum overhang for nosing is somewhere between 1 ¼" & 1 ½". Some states legislate a minimum of ¾", including floor and landings.
- Riser Height: Maximum of between 7 ¾" & 8 ¼" (some states regulate a minimum of 6")
- Run: Minimum between 9-10" (not counting the part underneath the "nosing" of the tread above). With a note that runs of over 10 1/2" will usually require three balusters per tread to comply with the 4" maximum opening between spindles.
- Stair Width: Minimum 36" with a stipulation allowing a wall mounted handrail to project from each side 3 ½"

Handrail: shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Height: 34" – 38" Continuity: Handrails shall be continuous for the full length of the stairs and handrails ends shall be returned or terminate in newel posts or safety terminals. Handrails shall have a space of not less than 1 ½" between a wall and the handrail.

Lot #44 Electric Services Inspection



Finding(s):
"There are enough problems in and on every structure to necessitate hiring a licensed Electrical Contractor to inspect, correct, and bring the said facilities up to minimum code safety standards."

Action Required:
Gary Lofton recommendation "is that since there are some issues with almost every service and or panel board in the facility, that each owner hire a licensed electrical contractor to do an inspection to whatever edition of the NEC, 2014 for example and then make corrections based on the contractors recommendations.


Manufactured Home Site and Community Electrical Equipment and Installations. Sites and communities provided with electrical service shall have all electrical equipment and installations designed, constructed, and maintained in accordance with the applicable provisions of NFPA 70, National Electrical Code®. NFPA 501A sec 5.1



Lot #44 Environmental – Wastewater (Residential & Toilets / Sewage)

No Picture Access	<p>Finding(s):</p> <ul style="list-style-type: none"> The sewage treatment systems for the trailers are largely an unknown entity as to where they exist and sizing. Believed to be a failed system. <p>Action Required:</p> <p>Each septic tank shall have an inspection pipe at least six inches in diameter over both the inlet and outlet devices. The inspection pipe shall extend to or above the ground surface and be capped flush or above finished grade. The inspection pipe cap shall be properly secured to prevent unwarranted access. Flexible hosing needs to be replaced with water tight and air tight service connections of Schedule 40 PVC hard pipe to prevent the potential of flexible hoses tearing and leaking. Any surface discharge of household waste water is illegal according to NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems. Should future improvements be necessary to any of these systems they will be expected to comply with NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems.</p>
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Lot #44 Environmental – Water Supply

	<p>Finding(s):</p> <ul style="list-style-type: none"> Leaking distribution piping. Leaking yard hydrant. Ridged yard hydrant. Distribution piping. Cross-Connection. Water hoses are not to be used for distribution of water to trailer. Hook up from service riser to trailer needs to be flexible metal hook up. <p>Action Required:</p> <p>All areas of 179 NAC must be followed for Chapter 21 Operation And Maintenance Of Transient Non-Community Public Water Systems</p>
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Lot #44 Environmental Assessment

NA	<p>Finding(s): No Findings</p> <p>Action Required: NA</p>
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Lot #44 Safety and Health – Fire Prevention & Protection

	<p>Finding(s):</p> <ul style="list-style-type: none"> Flammable liquids, gases, or liquid or gas fuel-powered equipment being stored under homes. Cylinders not on firm foundation and not properly secured. Cylinders are not stored in proper proximity as prescribed by NFPA 58 Fire hazards such as dry brush, leaves, weeds, and other combustible material are present that can contribute to the spread of a fire. Life safety code is not being followed. Reasonable access is not available for Emergency Personnel
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Action Required:

1. The space under manufactured homes and accessory buildings and structures shall not be used for the storage of combustible materials or for the storage or placement therein of flammable liquids, gases, or liquid or gas fuel-powered equipment. NFPA 501A sec 6.3.6.1

2. Installation of Cylinders. Cylinders shall be installed only above ground and shall be set upon a firm foundation or be otherwise firmly secured. Flexibility shall be provided in the connecting piping. The requirements of 3.2.17 shall apply. NFPA 58 sec 3.2.5

3. Containers installed outside of buildings, whether of the portable type replaced on a cylinder exchange basis or permanently installed and refilled at the installation, shall be located with respect to the adjacent containers, important building, group of buildings, or line of adjoining property that can be built upon, in accordance with Tables 3.2.2.2, 3.2.2.4, and 3.2.2.6(f) and the following:

A. Cylinders installed alongside of buildings shall be located and installed so that the discharge from the cylinder pressure relief device is at least 3 ft (1 m) horizontally away from any building opening that is below the level of such discharge. The discharge from cylinder pressure relief devices shall be located not less than 5 ft (1.5 m) in any direction away from any exterior source of ignition, openings into direct-vent (sealed combustion system) appliances, or mechanical ventilation air intakes.

B. Cylinders shall not be located and installed underneath any building unless the space is open to the atmosphere for 50 percent of its perimeter or more.

C. The distance measured horizontally from the point of discharge of a container pressure relief valve to any building opening below the level of such discharge shall be in accordance with Table 3.2.2.2(d).

D. The distance from any of the following, measured in any direction, shall be in accordance with Table 3.2.2.2(d):

1) From the point of discharge of a container pressure relief valve

2) The vent of a fixed maximum liquid level gauge on a container

3) The installed location of the filling connection of a container to any of the following:

a. Exterior source of ignition

b. Openings into direct-vent (sealed combustion system) appliances

c. Mechanical ventilation air intakes NFPA 58 sec 3.2.2.2

4. All areas and individual sites within the manufactured home community shall be maintained so as to be free of dry brush, leaves, weeds, and other debris that could contribute to the spread of fire within the site or community. NFPA 501A sec 6.3.3

5. General. Responsibility for life safety and fire safety within manufactured home communities shall be that of the owners and operators of the community. NFPA 501A sec 6.1

6. Arrangement of manufactured homes and accessory buildings or structures on the site shall not restrict reasonable access to the site by emergency personnel. NFPA 501A sec 6.1.1.1

The site plan shall include, but not be limited to, the following information:

(a) Street names


(b) Site separation lines

(c) Site numbers

(d) Water supplies for fire protection personnel

	<p>(e) Fire alarms (f) Utility disconnects NFPA 501A sec 6.1.1.3</p> <p>7. Each street name in the manufactured home community shall be clearly marked with signs, and each manufactured home site shall be marked for identification in a uniform manner that is clearly visible from the street serving the site. NFPA 501A sec 6.1.2</p>
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Lot #44 Structural Improvement / Modifications

	<p>Finding(s):</p> <ul style="list-style-type: none"> • Homes do not meet the minimum requirement for distance or 1-hour fire resistance rating. • Some egress windows and doors are blocked (or boarded). • Accessory buildings built with non-combustible material do not meet the 3 ft adjacent distance. • Accessory buildings built with combustible material do not meet the 5 ft adjacent distance. <p>Action Required:</p> <ul style="list-style-type: none"> • No portion of a manufactured home, excluding the tongue, shall be located closer than 3 m (10 ft) side to side, 2.4 m (8 ft) end to side, or 1.8 m (6 ft) end to end horizontally from any other manufactured home or community building unless the exposed composite walls and roof of either structure are without openings and constructed of materials that will provide a 1-hour fire resistance rating or the structures are separated by a 1-hour fire-rated barrier. (See 6.4.1.) NFPA 501A sec 6.2.1.1 • All manufactured homes, accessory buildings, structures, and community buildings shall be located and maintained in such a manner that required egress windows or doors are not blocked. NFPA 501A sec 6.2.3.5 • Accessory buildings or structures shall be permitted to be located immediately adjacent to a site line when constructed entirely of materials that do not support combustion and provided that such buildings or structures are not less than 0.9m(3 ft) from an accessory building or structure on an adjacent site. NFPA 501A sec 6.4.1.1 EXAMPLE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches. • An accessory building or structure constructed of combustible materials shall be located no closer than 1.5 m (5 ft) from the site line of an adjoining site. NFPA 501A sec 6.4.1.2 <p>NOTE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.</p> <ul style="list-style-type: none"> • Numerous violations were identified that don't meet the 1999 Zoning Resolution of Frontier County. See Section 13 for Frontier County Codes
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LOT #44 COUNTY ASSESSOR INFORMATION




LOT #44 SITE MODIFICATION / CORRESPONDENCE



LOT #45

Lot # 45 Inspection Findings

Lot #45 Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))

	<p>Finding(s): Stairs are not in safe working condition and do not meet the basic requirements of the International Residential Code (IRC) or 1997 Uniform Building Code (UBC).</p>
	<p>Action Required: The Stairs- Residential Building Code for the U.S. is a municipal regulation. Thus it varies by state and town. Some jurisdictions base their legislation on the 2012 International Residential Code (IRC). Other communities seem to be still using the 1997 Uniform Building Code (UBC). In all cases, each jurisdiction has amended the code to reflect local concerns.. i.e. flooding or earthquake prone areas.</p> <ul style="list-style-type: none"> • Maximum overhang for nosing is somewhere between 1 ¼" & 1 ½". Some states legislate a minimum of ¾", including floor and landings. • Riser Height: Maximum of between 7 ¾" & 8 ¼" (some states regulate a minimum of 6") • Run: Minimum between 9-10" (not counting the part underneath the "nosing" of the tread above). With a note that runs of over 10 1/2" will usually require three balusters per tread to comply with the 4" maximum opening between spindles. • Stair Width: Minimum 36" with a stipulation allowing a wall mounted handrail to project from each side 3 ½" <p>Handrail: shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Height: 34" – 38" Continuity: Handrails shall be continuous for the full length of the stairs and handrails ends shall be returned or terminate in newel posts or safety terminals. Handrails shall have a space of not less than 1 ½" between a wall and the handrail.</p>

Lot #45 Electric Services Inspection

	<p>Finding(s): "There are enough problems in and on every structure to necessitate hiring a licensed Electrical Contractor to inspect, correct, and bring the said facilities up to minimum code safety standards."</p>
	<p>Action Required: Gary Lofton recommendation "is that since there are some issues with almost every service and or panel board in the facility, that <u>each owner hire a licensed electrical</u> contractor to do an inspection to whatever edition of the NEC, 2014 for example and then make corrections based on the contractors recommendations.</p> <p>Manufactured Home Site and Community Electrical Equipment and Installations. Sites and communities provided with electrical service shall have all electrical equipment and installations designed, constructed, and maintained in accordance with the applicable provisions of NFPA 70, National Electrical Code®. NFPA 501A sec 5.1</p>


Lot #45 Environmental – Wastewater (Residential & Toilets / Sewage)

No Picture Access	<p>Finding(s):</p> <ul style="list-style-type: none"> The sewage treatment systems for the trailers are largely an unknown entity as to where they exist and sizing. Believed to be a failed system. <p>Action Required: Each septic tank shall have an inspection pipe at least six inches in diameter over both the inlet and outlet devices. The inspection pipe shall extend to or above the ground surface and be capped flush or above finished grade. The inspection pipe cap shall be properly secured to prevent unwarranted access. Flexible hosing needs to be replaced with water tight and air tight service connections of Schedule 40 PVC hard pipe to prevent the potential of flexible hoses tearing and leaking. Any surface discharge of household waste water is illegal according to NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems. Should future improvements be necessary to any of these systems they will be expected to comply with NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems.</p>
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Lot #45 Environmental – Water Supply

No Picture Access	<p>Finding(s):</p> <ul style="list-style-type: none"> Leaking distribution piping. Leaking yard hydrant. Ridged yard hydrant. Distribution piping. Cross-Connection. Water hoses are not to be used for distribution of water to trailer. Hook up from service riser to trailer needs to be flexible metal hook up. <p>Action Required: All areas of 179 NAC must be followed for Chapter 21 Operation And Maintenance Of Transient Non-Community Public Water Systems</p>
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Lot #45 Environmental Assessment

	<p>Finding(s): Household Hazardous material can be highly hazardous to occupant safety. Material should be stored as directed by the manufacturer. Containers should always be labeled for the material that is inside the container for safety. When material is no longer being used it should be disposed of properly.</p> <p>Action Required: Nebraska's Household Hazardous Waste Program has several dates / locations for home owners to dispose of unwanted material. The most common material that is accepted is as follows: LAWN & GARDEN Lighter fluid/Torch fuel; Pesticides; Insecticides; Flea/tick products; Herbicides; Insect Sprays; Small propane cylinders (for camping) and Pool chemicals AUTOMOTIVE Power steering fluid; Transmission Fluid; Mixed gasoline; Grease removers; Old gasoline; Brake Fluid and Upholstery cleaners HOME IMPROVEMENT Oil-based stains; Adhesives; Paint thinner; Oil-based paint; Turpentine; Furniture stripper and Wood preservatives HOUSEHOLD Spot removers; Bleach Cleaners; Fluorescent tubes; Compact bulbs (CFLs); Mothballs; Solvent-based polishes; Drain/Oven Cleaners; Small capacitors; Glues and Mercury thermometers & thermostats</p>
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Lot #45 Safety and Health – Fire Prevention & Protection	
No picture access	<p>Finding(s):</p> <ul style="list-style-type: none"> • Flammable liquids, gases, or liquid or gas fuel-powered equipment being stored under homes. • Cylinders not on firm foundation and not properly secured. • Cylinders are not stored in proper proximity as prescribed by NFPA 58 • Fire hazards such as dry brush, leaves, weeds, and other combustible material are present that can contribute to the spread of a fire. • Life safety code is not being followed. • Reasonable access is not available for Emergency Personnel <p>Action Required:</p> <ol style="list-style-type: none"> 1. The space under manufactured homes and accessory buildings and structures shall not be used for the storage of combustible materials or for the storage or placement therein of flammable liquids, gases, or liquid or gas fuel-powered equipment. NFPA 501A sec 6.3.6.1 2. Installation of Cylinders. Cylinders shall be installed only above ground and shall be set upon a firm foundation or be otherwise firmly secured. Flexibility shall be provided in the connecting piping. The requirements of 3.2.17 shall apply. NFPA 58 sec 3.2.5 3. Containers installed outside of buildings, whether of the portable type replaced on a cylinder exchange basis or permanently installed and refilled at the installation, shall be located with respect to the adjacent containers, important building, group of buildings, or line of adjoining property that can be built upon, in accordance with Tables 3.2.2.2, 3.2.2.4, and 3.2.2.6(f) and the following: <ul style="list-style-type: none"> A. Cylinders installed alongside of buildings shall be located and installed so that the discharge from the cylinder pressure relief device is at least 3 ft (1 m) horizontally away from any building opening that is below the level of such discharge. The discharge from cylinder pressure relief devices shall be located not less than 5 ft (1.5 m) in any direction away from any exterior source of ignition, openings into direct-vent (sealed combustion system) appliances, or mechanical ventilation air intakes. B. Cylinders shall not be located and installed underneath any building unless the space is open to the atmosphere for 50 percent of its perimeter or more. C. The distance measured horizontally from the point of discharge of a container pressure relief valve to any building opening below the level of such discharge shall be in accordance with Table 3.2.2.2(d). D. The distance from any of the following, measured in any direction, shall be in accordance with Table 3.2.2.2(d): <ol style="list-style-type: none"> 1) From the point of discharge of a container pressure relief valve 2) The vent of a fixed maximum liquid level gauge on a container 3) The installed location of the filling connection of a container to any of the following: <ul style="list-style-type: none"> a. Exterior source of ignition b. Openings into direct-vent (sealed combustion system) appliances c. Mechanical ventilation air intakes NFPA 58 sec 3.2.2.2 4. All areas and individual sites within the manufactured home community shall be maintained so as to be free of dry brush, leaves, weeds, and other debris that could contribute to the spread of fire within the site

	<p>or community. NFPA 501A sec 6.3.3</p> <p>5. General. Responsibility for life safety and fire safety within manufactured home communities shall be that of the owners and operators of the community. NFPA 501A sec 6.1</p> <p>6. Arrangement of manufactured homes and accessory buildings or structures on the site shall not restrict reasonable access to the site by emergency personnel. NFPA 501A sec 6.1.1.1</p> <p>The site plan shall include, but not be limited to, the following information:</p> <table border="0"> <tr> <td>(a) Street names</td> <td>(b) Site separation lines</td> </tr> <tr> <td>(c) Site numbers</td> <td>(d) Water supplies for fire protection personnel</td> </tr> <tr> <td>(e) Fire alarms</td> <td>(f) Utility disconnects NFPA 501A sec 6.1.1.3</td> </tr> </table> <p>7. Each street name in the manufactured home community shall be clearly marked with signs, and each manufactured home site shall be marked for identification in a uniform manner that is clearly visible from the street serving the site. NFPA 501A sec 6.1.2</p>	(a) Street names	(b) Site separation lines	(c) Site numbers	(d) Water supplies for fire protection personnel	(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3
(a) Street names	(b) Site separation lines						
(c) Site numbers	(d) Water supplies for fire protection personnel						
(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3						

Lot #45 Structural Improvement / Modifications

 	<p>Finding(s):</p> <ul style="list-style-type: none"> Homes do not meet the minimum requirement for distance or 1-hour fire resistance rating. Some egress windows and doors are blocked (or boarded). Accessory buildings built with non-combustible material do not meet the 3 ft adjacent distance. Accessory buildings built with combustible material do not meet the 5 ft adjacent distance. <p>Action Required:</p> <ul style="list-style-type: none"> No portion of a manufactured home, excluding the tongue, shall be located closer than 3 m (10 ft) side to side, 2.4 m (8 ft) end to side, or 1.8 m (6 ft) end to end horizontally from any other manufactured home or community building unless the exposed composite walls and roof of either structure are without openings and constructed of materials that will provide a 1-hour fire resistance rating or the structures are separated by a 1-hour fire-rated barrier. (See 6.4.1.) NFPA 501A sec 6.2.1.1 All manufactured homes, accessory buildings, structures, and community buildings shall be located and maintained in such a manner that required egress windows or doors are not blocked. NFPA 501A sec 6.2.3.5 Accessory buildings or structures shall be permitted to be located immediately adjacent to a site line when constructed entirely of materials that do not support combustion and provided that such buildings or structures are not less than 0.9m(3 ft) from an accessory building or structure on an adjacent site. NFPA 501A sec 6.4.1.1 EXAMPLE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches. An accessory building or structure constructed of combustible materials shall be located no closer than 1.5 m (5 ft) from the site line of an adjoining site. NFPA 501A sec 6.4.1.2 <p>NOTE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.</p> <ul style="list-style-type: none"> Numerous violations were identified that don't meet the 1999 Zoning Resolution of Frontier County. See Section 13 for Frontier County Codes
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LOT #45 COUNTY ASSESSOR INFORMATION

LOT #46

Lot # 46 Inspection Findings

Lot #46 Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))



Finding(s):

Stairs are not in safe working condition and do not meet the basic requirements of the International Residential Code (IRC) or 1997 Uniform Building Code (UBC).

Action Required:

The Stairs- Residential Building Code for the U.S. is a municipal regulation. Thus it varies by state and town. Some jurisdictions base their legislation on the 2012 International Residential Code (IRC). Other communities seem to be still using the 1997 Uniform Building Code (UBC). In all cases, each jurisdiction has amended the code to reflect local concerns.. i.e. flooding or earthquake prone areas.

- Maximum overhang for nosing is somewhere between 1 ¼" & 1 ½". Some states legislate a minimum of ¾", including floor and landings.
- Riser Height: Maximum of between 7 ¾" & 8 ¼" (some states regulate a minimum of 6")
- Run: Minimum between 9-10" (not counting the part underneath the "nosing" of the tread above). With a note that runs of over 10 1/2" will usually require three balusters per tread to comply with the 4" maximum opening between spindles.
- Stair Width: Minimum 36" with a stipulation allowing a wall mounted handrail to project from each side 3 ½"

Handrail: shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Height: 34" – 38" Continuity: Handrails shall be continuous for the full length of the stairs and handrails ends shall be returned or terminate in newel posts or safety terminals. Handrails shall have a space of not less than 1 ½" between a wall and the handrail.

Lot #46 Electric Services Inspection



Finding(s):

"There are enough problems in and on every structure to necessitate hiring a licensed Electrical Contractor to inspect, correct, and bring the said facilities up to minimum code safety standards."

Action Required:

Gary Lofton recommendation "is that since there are some issues with almost every service and or panel board in the facility, that **each owner hire a licensed electrical** contractor to do an inspection to whatever edition of the NEC, 2014 for example and then make corrections based on the contractors recommendations.

Manufactured Home Site and Community Electrical Equipment and Installations. Sites and communities provided with electrical service shall have all electrical equipment and installations designed, constructed, and maintained in accordance with the applicable provisions of NFPA 70, National Electrical Code®. NFPA 501A sec 5.1

Lot #46 Environmental – Wastewater (Residential & Toilets / Sewage)



Finding(s):

- The sewage treatment systems for the trailers are largely an unknown entity as to where they exist and sizing. Believed to be a failed system.

Action Required:

Each septic tank shall have an inspection pipe at least six inches in diameter over both the inlet and outlet devices. The inspection pipe shall extend to or above the ground surface and be capped flush or above finished grade. The inspection pipe cap shall be properly secured to prevent unwarranted access. Flexible hosing needs to be replaced with water tight and air tight service connections of Schedule 40 PVC hard pipe to prevent the potential of flexible hoses tearing and leaking. Any surface discharge of household waste water is illegal according to NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems. Should future improvements be necessary to any of these systems they will be expected to comply with NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems.

Lot #46 Environmental – Water Supply



Finding(s):

- Leaking distribution piping.
- Leaking yard hydrant.
- Ridged yard hydrant.
- Distribution piping.
- Cross-Connection.
- Water hoses are not to be used for distribution of water to trailer.
- Hook up from service riser to trailer needs to be flexible metal hook up.

Action Required:

All areas of 179 NAC must be followed for Chapter 21 Operation And Maintenance Of Transient Non-Community Public Water Systems

Lot #46 Environmental Assessment



Finding(s):

Household Hazardous material can be highly hazardous to occupant safety. Material should be stored as directed by the manufacturer. Containers should always be labeled for the material that is inside the container for safety. When material is no longer being used it should be disposed of properly.

Action Required:

Nebraska's Household Hazardous Waste Program has several dates / locations for home owners to dispose of unwanted material. The most common material that is accepted is as follows:

LAWN & GARDEN

Lighter fluid/Torch fuel; Pesticides; Insecticides; Flea/tick products; Herbicides; Insect Sprays; Small propane cylinders (for camping) and Pool chemicals

AUTOMOTIVE

Power steering fluid; Transmission Fluid; Mixed gasoline; Grease removers; Old gasoline; Brake Fluid and Upholstery cleaners

HOME IMPROVEMENT

Oil-based stains; Adhesives; Paint thinner; Oil-based paint; Turpentine; Furniture stripper and Wood preservatives

HOUSEHOLD

Spot removers; Bleach Cleaners; Fluorescent tubes; Compact bulbs (CFLs); Mothballs; Solvent-based polishes; Drain/Oven Cleaners; Small capacitors; Glues and Mercury thermometers & thermostats

Lot #46 Safety and Health – Fire Prevention & Protection



Finding(s):

- Flammable liquids, gases, or liquid or gas fuel-powered equipment being stored under homes.
- Cylinders not on firm foundation and not properly secured.
- Cylinders are not stored in proper proximity as prescribed by NFPA 58
- Fire hazards such as dry brush, leaves, weeds, and other combustible material are present that can contribute to the spread of a fire.
- Life safety code is not being followed.
- Reasonable access is not available for Emergency Personnel

Action Required:

1. The space under manufactured homes and accessory buildings and structures shall not be used for the storage of combustible materials or for the storage or placement therein of flammable liquids, gases, or liquid or gas fuel-powered equipment. NFPA 501A sec 6.3.6.1

2. Installation of Cylinders. Cylinders shall be installed only above ground and shall be set upon a firm foundation or be otherwise firmly secured. Flexibility shall be provided in the connecting piping. The requirements of 3.2.17 shall apply. NFPA 58 sec 3.2.5

3. Containers installed outside of buildings, whether of the portable type replaced on a cylinder exchange basis or permanently installed and refilled at the installation, shall be located with respect to the adjacent containers, important building, group of buildings, or line of adjoining property that can be built upon, in accordance with Tables 3.2.2.2, 3.2.2.4, and 3.2.2.6(f) and the following:

A. Cylinders installed alongside of buildings shall be located and installed so that the discharge from the cylinder pressure relief device is at least 3 ft (1 m) horizontally away from any building opening that is below the level of such discharge. The discharge from cylinder pressure relief devices shall be located not less than 5 ft (1.5 m) in any direction away from any exterior source of ignition, openings into direct-vent (sealed combustion system) appliances, or mechanical ventilation air intakes.

B. Cylinders shall not be located and installed underneath any building unless the space is open to the atmosphere for 50 percent of its perimeter or more.

C. The distance measured horizontally from the point of discharge of a container pressure relief valve to any building opening below the level of such discharge shall be in accordance with Table 3.2.2.2(d).



D. The distance from any of the following, measured in any direction, shall be in accordance with Table 3.2.2.2(d):

- 1) From the point of discharge of a container pressure relief valve
- 2) The vent of a fixed maximum liquid level gauge on a container
- 3) The installed location of the filling connection of a container to any of the following:
 - a. Exterior source of ignition
 - b. Openings into direct-vent (sealed combustion system) appliances
 - c. Mechanical ventilation air intakes NFPA 58 sec 3.2.2.2

4. All areas and individual sites within the manufactured home community shall be maintained so as to be free of dry brush, leaves, weeds, and other debris that could contribute to the spread of fire within the site

	<p>or community. NFPA 501A sec 6.3.3</p> <p>5. General. Responsibility for life safety and fire safety within manufactured home communities shall be that of the owners and operators of the community. NFPA 501A sec 6.1</p> <p>6. Arrangement of manufactured homes and accessory buildings or structures on the site shall not restrict reasonable access to the site by emergency personnel. NFPA 501A sec 6.1.1.1</p> <p style="padding-left: 40px;">The site plan shall include, but not be limited to, the following information:</p> <table style="margin-left: 80px; border: none;"> <tr> <td>(a) Street names</td> <td>(b) Site separation lines</td> </tr> <tr> <td>(c) Site numbers</td> <td>(d) Water supplies for fire protection personnel</td> </tr> <tr> <td>(e) Fire alarms</td> <td>(f) Utility disconnects NFPA 501A sec 6.1.1.3</td> </tr> </table> <p>7. Each street name in the manufactured home community shall be clearly marked with signs, and each manufactured home site shall be marked for identification in a uniform manner that is clearly visible from the street serving the site. NFPA 501A sec 6.1.2</p>	(a) Street names	(b) Site separation lines	(c) Site numbers	(d) Water supplies for fire protection personnel	(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3
(a) Street names	(b) Site separation lines						
(c) Site numbers	(d) Water supplies for fire protection personnel						
(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3						

Lot #46 Structural Improvement / Modifications

 	<p>Finding(s):</p> <ul style="list-style-type: none"> • Homes do not meet the minimum requirement for distance or 1-hour fire resistance rating. • Some egress windows and doors are blocked (or boarded). • Accessory buildings built with non-combustible material do not meet the 3 ft adjacent distance. • Accessory buildings built with combustible material do not meet the 5 ft adjacent distance. <p>Action Required:</p> <ul style="list-style-type: none"> • No portion of a manufactured home, excluding the tongue, shall be located closer than 3 m (10 ft) side to side, 2.4 m (8 ft) end to side, or 1.8 m (6 ft) end to end horizontally from any other manufactured home or community building unless the exposed composite walls and roof of either structure are without openings and constructed of materials that will provide a 1-hour fire resistance rating or the structures are separated by a 1-hour fire-rated barrier. (See 6.4.1.) NFPA 501A sec 6.2.1.1 • All manufactured homes, accessory buildings, structures, and community buildings shall be located and maintained in such a manner that required egress windows or doors are not blocked. NFPA 501A sec 6.2.3.5 • Accessory buildings or structures shall be permitted to be located immediately adjacent to a site line when constructed entirely of materials that do not support combustion and provided that such buildings or structures are not less than 0.9m(3 ft) from an accessory building or structure on an adjacent site. NFPA 501A sec 6.4.1.1 EXAMPLE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches. • An accessory building or structure constructed of combustible materials shall be located no closer than 1.5 m (5 ft) from the site line of an adjoining site. NFPA 501A sec 6.4.1.2 <p>NOTE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.</p> <ul style="list-style-type: none"> • Numerous violations were identified that don't meet the 1999 Zoning Resolution of Frontier County. See Section 13 for Frontier County Codes
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LOT #46 COUNTY ASSESSOR INFORMATION



LOT #46 SITE MODIFICATION / CORRESPONDENCE

LOT #47

Lot # 47 Inspection Findings

Lot #47 Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))



Finding(s):
Stairs are not in safe working condition and do not meet the basic requirements of the International Residential Code (IRC) or 1997 Uniform Building Code (UBC).

Action Required:
The Stairs- Residential Building Code for the U.S. is a municipal regulation. Thus it varies by state and town. Some jurisdictions base their legislation on the 2012 International Residential Code (IRC). Other communities seem to be still using the 1997 Uniform Building Code (UBC). In all cases, each jurisdiction has amended the code to reflect local concerns.. i.e. flooding or earthquake prone areas.

- Maximum overhang for nosing is somewhere between 1 ¼" & 1 ½". Some states legislate a minimum of ¾", including floor and landings.
- Riser Height: Maximum of between 7 ¾" & 8 ¼" (some states regulate a minimum of 6")
- Run: Minimum between 9-10" (not counting the part underneath the "nosing" of the tread above). With a note that runs of over 10 1/2" will usually require three balusters per tread to comply with the 4" maximum opening between spindles.
- Stair Width: Minimum 36" with a stipulation allowing a wall mounted handrail to project from each side 3 ½"

Handrail: shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Height: 34" – 38" Continuity: Handrails shall be continuous for the full length of the stairs and handrails ends shall be returned or terminate in newel posts or safety terminals. Handrails shall have a space of not less than 1 ½" between a wall and the handrail.

Lot #47 Electric Services Inspection



Finding(s):
"There are enough problems in and on every structure to necessitate hiring a licensed Electrical Contractor to inspect, correct, and bring the said facilities up to minimum code safety standards."

Action Required:
Gary Lofton recommendation "is that since there are some issues with almost every service and or panel board in the facility, that **each owner hire a licensed electrical** contractor to do an inspection to whatever edition of the NEC, 2014 for example and then make corrections based on the contractors recommendations.



Manufactured Home Site and Community Electrical Equipment and Installations. Sites and communities provided with electrical service shall have all electrical equipment and installations designed, constructed, and maintained in accordance with the applicable provisions of NFPA 70, National Electrical Code®. NFPA 501A sec 5.1




Lot #47 Environmental – Wastewater (Residential & Toilets / Sewage)

<p>No Picture Access</p>	<p>Finding(s):</p> <ul style="list-style-type: none"> The sewage treatment systems for the trailers are largely an unknown entity as to where they exist and sizing. Believed to be a failed system. <p>Action Required: Each septic tank shall have an inspection pipe at least six inches in diameter over both the inlet and outlet devices. The inspection pipe shall extend to or above the ground surface and be capped flush or above finished grade. The inspection pipe cap shall be properly secured to prevent unwarranted access. Flexible hosing needs to be replaced with water tight and air tight service connections of Schedule 40 PVC hard pipe to prevent the potential of flexible hoses tearing and leaking. Any surface discharge of household waste water is illegal according to NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems. Should future improvements be necessary to any of these systems they will be expected to comply with NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems.</p>
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Lot #47 Environmental – Water Supply

	<p>Finding(s):</p> <ul style="list-style-type: none"> Leaking distribution piping. Leaking yard hydrant. Ridged yard hydrant. Distribution piping. Cross-Connection. Water hoses are not to be used for distribution of water to trailer. Hook up from service riser to trailer needs to be flexible metal hook up. <p>Action Required: All areas of 179 NAC must be followed for Chapter 21 Operation And Maintenance Of Transient Non-Community Public Water Systems</p> 
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Lot #47 Environmental Assessment

	<p>Finding(s): Household Hazardous material can be highly hazardous to occupant safety. Material should be stored as directed by the manufacturer. Containers should always be labeled for the material that is inside the container for safety. When material is no longer being used it should be disposed of properly.</p> <p>Action Required: Nebraska's Household Hazardous Waste Program has several dates / locations for home owners to dispose of unwanted material. The most common material that is accepted is as follows: LAWN & GARDEN Lighter fluid/Torch fuel; Pesticides; Insecticides; Flea/tick products; Herbicides; Insect Sprays; Small propane cylinders (for camping) and Pool chemicals AUTOMOTIVE Power steering fluid; Transmission Fluid; Mixed gasoline; Grease removers; Old gasoline; Brake Fluid and Upholstery cleaners HOME IMPROVEMENT Oil-based stains; Adhesives; Paint thinner; Oil-based paint; Turpentine; Furniture stripper and Wood preservatives HOUSEHOLD Spot removers; Bleach Cleaners; Fluorescent tubes; Compact bulbs (CFLs); Mothballs; Solvent-based polishes; Drain/Oven Cleaners; Small capacitors; Glues and Mercury thermometers & thermostats</p>
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Lot #47 Safety and Health – Fire Prevention & Protection



Finding(s):

- Flammable liquids, gases, or liquid or gas fuel-powered equipment being stored under homes.
- Cylinders not on firm foundation and not properly secured.
- Cylinders are not stored in proper proximity as prescribed by NFPA 58
- Fire hazards such as dry brush, leaves, weeds, and other combustible material are present that can contribute to the spread of a fire.
- Life safety code is not being followed.
- Reasonable access is not available for Emergency Personnel

Action Required:

1. The space under manufactured homes and accessory buildings and structures shall not be used for the storage of combustible materials or for the storage or placement therein of flammable liquids, gases, or liquid or gas fuel-powered equipment. NFPA 501A sec 6.3.6.1

2. Installation of Cylinders. Cylinders shall be installed only above ground and shall be set upon a firm foundation or be otherwise firmly secured. Flexibility shall be provided in the connecting piping. The requirements of 3.2.17 shall apply. NFPA 58 sec 3.2.5

3. Containers installed outside of buildings, whether of the portable type replaced on a cylinder exchange basis or permanently installed and refilled at the installation, shall be located with respect to the adjacent containers, important building, group of buildings, or line of adjoining property that can be built upon, in accordance with Tables 3.2.2.2, 3.2.2.4, and 3.2.2.6(f) and the following:

A. Cylinders installed alongside of buildings shall be located and installed so that the discharge from the cylinder pressure relief device is at least 3 ft (1 m) horizontally away from any building opening that is below the level of such discharge. The discharge from cylinder pressure relief devices shall be located not less than 5 ft (1.5 m) in any direction away from any exterior source of ignition, openings into direct-vent (sealed combustion system) appliances, or mechanical ventilation air intakes.

B. Cylinders shall not be located and installed underneath any building unless the space is open to the atmosphere for 50 percent of its perimeter or more.

C. The distance measured horizontally from the point of discharge of a container pressure relief valve to any building opening below the level of such discharge shall be in accordance with Table 3.2.2.2(d).


D. The distance from any of the following, measured in any direction, shall be in accordance with Table 3.2.2.2(d):

- 1) From the point of discharge of a container pressure relief valve
- 2) The vent of a fixed maximum liquid level gauge on a container
- 3) The installed location of the filling connection of a container to any of the following:
 - a. Exterior source of ignition
 - b. Openings into direct-vent (sealed combustion system) appliances
 - c. Mechanical ventilation air intakes NFPA 58 sec 3.2.2.2

4. All areas and individual sites within the manufactured home community shall be maintained so as to be free of dry brush, leaves, weeds, and other debris that could contribute to the spread of fire within the site

	<p>or community. NFPA 501A sec 6.3.3</p> <p>5. General. Responsibility for life safety and fire safety within manufactured home communities shall be that of the owners and operators of the community. NFPA 501A sec 6.1</p> <p>6. Arrangement of manufactured homes and accessory buildings or structures on the site shall not restrict reasonable access to the site by emergency personnel. NFPA 501A sec 6.1.1.1</p> <p style="padding-left: 40px;">The site plan shall include, but not be limited to, the following information:</p> <table style="margin-left: 80px; border: none;"> <tr> <td>(a) Street names</td> <td>(b) Site separation lines</td> </tr> <tr> <td>(c) Site numbers</td> <td>(d) Water supplies for fire protection personnel</td> </tr> <tr> <td>(e) Fire alarms</td> <td>(f) Utility disconnects NFPA 501A sec 6.1.1.3</td> </tr> </table> <p>7. Each street name in the manufactured home community shall be clearly marked with signs, and each manufactured home site shall be marked for identification in a uniform manner that is clearly visible from the street serving the site. NFPA 501A sec 6.1.2</p>	(a) Street names	(b) Site separation lines	(c) Site numbers	(d) Water supplies for fire protection personnel	(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3
(a) Street names	(b) Site separation lines						
(c) Site numbers	(d) Water supplies for fire protection personnel						
(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3						

Lot #47 Structural Improvement / Modifications


	<p>Finding(s):</p> <ul style="list-style-type: none"> • Homes do not meet the minimum requirement for distance or 1-hour fire resistance rating. • Some egress windows and doors are blocked (or boarded). • Accessory buildings built with non-combustible material do not meet the 3 ft adjacent distance. • Accessory buildings built with combustible material do not meet the 5 ft adjacent distance. <p>Action Required:</p> <ul style="list-style-type: none"> • No portion of a manufactured home, excluding the tongue, shall be located closer than 3 m (10 ft) side to side, 2.4 m (8 ft) end to side, or 1.8 m (6 ft) end to end horizontally from any other manufactured home or community building unless the exposed composite walls and roof of either structure are without openings and constructed of materials that will provide a 1-hour fire resistance rating or the structures are separated by a 1-hour fire-rated barrier. (See 6.4.1.) NFPA 501A sec 6.2.1.1 • All manufactured homes, accessory buildings, structures, and community buildings shall be located and maintained in such a manner that required egress windows or doors are not blocked. NFPA 501A sec 6.2.3.5 • Accessory buildings or structures shall be permitted to be located immediately adjacent to a site line when constructed entirely of materials that do not support combustion and provided that such buildings or structures are not less than 0.9m(3 ft) from an accessory building or structure on an adjacent site. NFPA 501A sec 6.4.1.1 EXAMPLE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches. • An accessory building or structure constructed of combustible materials shall be located no closer than 1.5 m (5 ft) from the site line of an adjoining site. NFPA 501A sec 6.4.1.2 <p>NOTE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.</p> <ul style="list-style-type: none"> • Numerous violations were identified that don't meet the 1999 Zoning Resolution of Frontier County. See Section 13 for Frontier County Codes
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LOT #47 COUNTY ASSESSOR INFORMATION





LOT #48

Lot # 48 Inspection Findings





Lot #48 Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))	
	<p>Finding(s): Stairs are not in safe working condition and do not meet the basic requirements of the International Residential Code (IRC) or 1997 Uniform Building Code (UBC).</p> <p>Action Required: The Stairs- Residential Building Code for the U.S. is a municipal regulation. Thus it varies by state and town. Some jurisdictions base their legislation on the 2012 International Residential Code (IRC). Other communities seem to be still using the 1997 Uniform Building Code (UBC). In all cases, each jurisdiction has amended the code to reflect local concerns.. i.e. flooding or earthquake prone areas.</p> <ul style="list-style-type: none"> • Maximum overhang for nosing is somewhere between 1 ¼" & 1 ½". Some states legislate a minimum of ¾", including floor and landings. • Riser Height: Maximum of between 7 ¾" & 8 ¼" (some states regulate a minimum of 6") • Run: Minimum between 9-10" (not counting the part underneath the "nosing" of the tread above). With a note that runs of over 10 1/2" will usually require three balusters per tread to comply with the 4" maximum opening between spindles. • Stair Width: Minimum 36" with a stipulation allowing a wall mounted handrail to project from each side 3 ½" <p>Handrail: shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Height: 34" – 38" Continuity: Handrails shall be continuous for the full length of the stairs and handrails ends shall be returned or terminate in newel posts or safety terminals. Handrails shall have a space of not less than 1 ½" between a wall and the handrail.</p>

Lot #48 Electric Services Inspection	
   	<p>Finding(s): "There are enough problems in and on every structure to necessitate hiring a licensed Electrical Contractor to inspect, correct, and bring the said facilities up to minimum code safety standards."</p> <p>Action Required: Gary Lofton recommendation "is that since there are some issues with almost every service and or panel board in the facility, that each owner hire a licensed electrical contractor to do an inspection to whatever edition of the NEC, 2014 for example and then make corrections based on the contractors recommendations.</p> <p>Manufactured Home Site and Community Electrical Equipment and Installations. Sites and communities provided with electrical service shall have all electrical equipment and installations designed, constructed, and maintained in accordance with the applicable provisions of NFPA 70, National Electrical Code®. NFPA 501A sec 5.1</p>

Lot #48 Environmental – Wastewater (Residential & Toilets / Sewage)

	<p>Finding(s):</p> <ul style="list-style-type: none"> • The sewage treatment systems for the trailers are largely an unknown entity as to where they exist and sizing. Believed to be a failed system. • Capped inlet/outlet device is not secured. Capped inlet/outlet device is damaged.
	<p>Action Required:</p> <p>Each septic tank shall have an inspection pipe at least six inches in diameter over both the inlet and outlet devices. The inspection pipe shall extend to or above the ground surface and be capped flush or above finished grade. The inspection pipe cap shall be properly secured to prevent unwarranted access. Flexible hosing needs to be replaced with water tight and air tight service connections of Schedule 40 PVC hard pipe to prevent the potential of flexible hoses tearing and leaking. Any surface discharge of household waste water is illegal according to NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems. Should future improvements be necessary to any of these systems they will be expected to comply with NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems.</p>
	

Lot #48 Environmental – Water Supply

	<p>Finding(s):</p> <ul style="list-style-type: none"> • Leaking distribution piping. • Leaking yard hydrant. • Ridged yard hydrant. • Distribution piping. • Cross-Connection. • Water hoses are not to be used for distribution of water to trailer. • Hook up from service riser to trailer needs to be flexible metal hook up.
	<p>Action Required:</p> <p>All areas of 179 NAC must be followed for Chapter 21 Operation And Maintenance Of Transient Non-Community Public Water Systems</p>
	

Lot #48 Environmental Assessment



Finding(s):

Household Hazardous material can be highly hazardous to occupant safety. Material should be stored as directed by the manufacturer. Containers should always be labeled for the material that is inside the container for safety. When material is no longer being used it should be disposed of properly.



Action Required:

Nebraska's Household Hazardous Waste Program has several dates / locations for home owners to dispose of unwanted material. The most common material that is accepted is as follows:

LAWN & GARDEN

Lighter fluid/Torch fuel; Pesticides; Insecticides; Flea/tick products; Herbicides; Insect Sprays; Small propane cylinders (for camping) and Pool chemicals

AUTOMOTIVE

Power steering fluid; Transmission Fluid; Mixed gasoline; Grease removers; Old gasoline; Brake Fluid and Upholstery cleaners

HOME IMPROVEMENT

Oil-based stains; Adhesives; Paint thinner; Oil-based paint; Turpentine; Furniture stripper and Wood preservatives

HOUSEHOLD

Spot removers; Bleach Cleaners; Fluorescent tubes; Compact bulbs (CFLs); Mothballs; Solvent-based polishes; Drain/Oven Cleaners; Small capacitors; Glues and Mercury thermometers & thermostats

Lot #48 Safety and Health – Fire Prevention & Protection



Finding(s):

- Flammable liquids, gases, or liquid or gas fuel-powered equipment being stored under homes.
- Cylinders not on firm foundation and not properly secured.
- Cylinders are not stored in proper proximity as prescribed by NFPA 58
- Fire hazards such as dry brush, leaves, weeds, and other combustible material are present that can contribute to the spread of a fire.
- Life safety code is not being followed.
- Reasonable access is not available for Emergency Personnel



Action Required:

1. The space under manufactured homes and accessory buildings and structures shall not be used for the storage of combustible materials or for the storage or placement therein of flammable liquids, gases, or liquid or gas fuel-powered equipment. NFPA 501A sec 6.3.6.1

2. Installation of Cylinders. Cylinders shall be installed only above ground and shall be set upon a firm foundation or be otherwise firmly secured. Flexibility shall be provided in the connecting piping. The requirements of 3.2.17 shall apply. NFPA 58 sec 3.2.5

3. Containers installed outside of buildings, whether of the portable type replaced on a cylinder exchange basis or permanently installed and refilled at the installation, shall be located with respect to the adjacent containers, important building, group of buildings, or line of adjoining property that can be built upon, in accordance with Tables 3.2.2.2, 3.2.2.4, and 3.2.2.6(f) and the following:

A. Cylinders installed alongside of buildings shall be located and installed so that the discharge from the cylinder pressure relief device is at least 3 ft (1 m) horizontally away from any building opening that is below the level of such discharge. The discharge from cylinder pressure relief devices shall be located not less than 5 ft (1.5 m) in any direction away from any exterior source of ignition, openings into direct-vent (sealed combustion system) appliances, or mechanical ventilation air intakes.

B. Cylinders shall not be located and installed underneath any building unless the space is open to the

	<p>atmosphere for 50 percent of its perimeter or more.</p> <p>C. The distance measured horizontally from the point of discharge of a container pressure relief valve to any building opening below the level of such discharge shall be in accordance with Table 3.2.2.2(d).</p> <p>D. The distance from any of the following, measured in any direction, shall be in accordance with Table 3.2.2.2(d):</p> <ol style="list-style-type: none"> 1) From the point of discharge of a container pressure relief valve 2) The vent of a fixed maximum liquid level gauge on a container 3) The installed location of the filling connection of a container to any of the following: <ol style="list-style-type: none"> a. Exterior source of ignition b. Openings into direct-vent (sealed combustion system) appliances c. Mechanical ventilation air intakes NFPA 58 sec 3.2.2.2 <p>4. All areas and individual sites within the manufactured home community shall be maintained so as to be free of dry brush, leaves, weeds, and other debris that could contribute to the spread of fire within the site or community. NFPA 501A sec 6.3.3</p> <p>5. General. Responsibility for life safety and fire safety within manufactured home communities shall be that of the owners and operators of the community. NFPA 501A sec 6.1</p> <p>6. Arrangement of manufactured homes and accessory buildings or structures on the site shall not restrict reasonable access to the site by emergency personnel. NFPA 501A sec 6.1.1.1</p> <p>The site plan shall include, but not be limited to, the following information:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">(a) Street names</td> <td style="width: 50%;">(b) Site separation lines</td> </tr> <tr> <td>(c) Site numbers</td> <td>(d) Water supplies for fire protection personnel</td> </tr> <tr> <td>(e) Fire alarms</td> <td>(f) Utility disconnects NFPA 501A sec 6.1.1.3</td> </tr> </table> <p>7. Each street name in the manufactured home community shall be clearly marked with signs, and each manufactured home site shall be marked for identification in a uniform manner that is clearly visible from the street serving the site. NFPA 501A sec 6.1.2</p>	(a) Street names	(b) Site separation lines	(c) Site numbers	(d) Water supplies for fire protection personnel	(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3
(a) Street names	(b) Site separation lines						
(c) Site numbers	(d) Water supplies for fire protection personnel						
(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3						

Lot #48 Structural Improvement / Modifications



Finding(s):

- Homes do not meet the minimum requirement for distance or 1-hour fire resistance rating.
- Some egress windows and doors are blocked (or boarded).
- Accessory buildings built with non-combustible material do not meet the 3 ft adjacent distance.
- Accessory buildings built with combustible material do not meet the 5 ft adjacent distance.

Action Required:

- No portion of a manufactured home, excluding the tongue, shall be located closer than 3 m (10 ft) side to side, 2.4 m (8 ft) end to side, or 1.8 m (6 ft) end to end horizontally from any other manufactured home or community building unless the exposed composite walls and roof of either structure are without openings and constructed of materials that will provide a 1-hour fire resistance rating or the structures are separated by a 1-hour fire-rated barrier. (See 6.4.1.) NFPA 501A sec 6.2.1.1
- All manufactured homes, accessory buildings, structures, and community buildings shall be located and maintained in such a manner that required egress windows or doors are not blocked. NFPA 501A sec 6.2.3.5
- Accessory buildings or structures shall be permitted to be located immediately adjacent to a site line when constructed entirely of materials that do not support combustion and provided that such buildings or structures are not less than 0.9m(3 ft) from an accessory building or structure on an adjacent site. NFPA 501A sec 6.4.1.1 EXAMPLE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.
- An accessory building or structure constructed of combustible materials shall be located no closer than 1.5 m (5 ft) from the site line of an adjoining site. NFPA 501A sec 6.4.1.2


NOTE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.






- Numerous violations were identified that don't meet the 1999 Zoning Resolution of Frontier County. See Section 13 for Frontier County Codes

LOT #48 COUNTY ASSESSOR INFORMATION

LOT #49

Lot # 49 Inspection Findings

Lot #49 Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))	
	<p>Finding(s): Stairs are not in safe working condition and do not meet the basic requirements of the International Residential Code (IRC) or 1997 Uniform Building Code (UBC).</p> <hr/> <p>Action Required: The Stairs- Residential Building Code for the U.S. is a municipal regulation. Thus it varies by state and town. Some jurisdictions base their legislation on the 2012 International Residential Code (IRC). Other communities seem to be still using the 1997 Uniform Building Code (UBC). In all cases, each jurisdiction has amended the code to reflect local concerns.. i.e. flooding or earthquake prone areas.</p> <ul style="list-style-type: none"> • Maximum overhang for nosing is somewhere between 1 ¼" & 1 ½". Some states legislate a minimum of ¾", including floor and landings. • Riser Height: Maximum of between 7 ¾" & 8 ¼" (some states regulate a minimum of 6") • Run: Minimum between 9-10" (not counting the part underneath the "nosing" of the tread above). With a note that runs of over 10 1/2" will usually require three balusters per tread to comply with the 4" maximum opening between spindles. • Stair Width: Minimum 36" with a stipulation allowing a wall mounted handrail to project from each side 3 ½" <p>Handrail: shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Height: 34" – 38" Continuity: Handrails shall be continuous for the full length of the stairs and handrails ends shall be returned or terminate in newel posts or safety terminals. Handrails shall have a space of not less than 1 ½" between a wall and the handrail.</p>

Lot #49 Electric Services Inspection	
  	<p>Finding(s): "There are enough problems in and on every structure to necessitate hiring a licensed Electrical Contractor to inspect, correct, and bring the said facilities up to minimum code safety standards."</p> <hr/> <p>Action Required: Gary Lofton recommendation "is that since there are some issues with almost every service and or panel board in the facility, that each owner hire a licensed electrical contractor to do an inspection to whatever edition of the NEC, 2014 for example and then make corrections based on the contractors recommendations.</p> <p>Manufactured Home Site and Community Electrical Equipment and Installations. Sites and communities provided with electrical service shall have all electrical equipment and installations designed, constructed, and maintained in accordance with the applicable provisions of NFPA 70, National Electrical Code®. NFPA 501A sec 5.1</p>
 	


Lot #49 Environmental – Wastewater (Residential & Toilets / Sewage)

	<p>Finding(s): The sewage treatment systems for the trailers are largely an unknown entity as to where they exist and sizing. Believed to be a failed system.</p>
	<p>Action Required: Each septic tank shall have an inspection pipe at least six inches in diameter over both the inlet and outlet devices. The inspection pipe shall extend to or above the ground surface and be capped flush or above finished grade. The inspection pipe cap shall be properly secured to prevent unwarranted access. Flexible hosing needs to be replaced with water tight and air tight service connections of Schedule 40 PVC hard pipe to prevent the potential of flexible hoses tearing and leaking. Any surface discharge of household waste water is illegal according to NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems. Should future improvements be necessary to any of these systems they will be expected to comply with NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems.</p>


Lot #49 Environmental – Water Supply

	<p>Finding(s):</p> <ul style="list-style-type: none"> • Leaking distribution piping. • Leaking yard hydrant. • Ridged yard hydrant. • Distribution piping. • Cross-Connection. • Water hoses are not to be used for distribution of water to trailer. • Hook up from service riser to trailer needs to be flexible metal hook up.
	<p>Action Required: All areas of 179 NAC must be followed for Chapter 21 Operation And Maintenance Of Transient Non-Community Public Water Systems</p>

Lot #49 Environmental Assessment

	<p>Finding(s): Household Hazardous material can be highly hazardous to occupant safety. Material should be stored as directed by the manufacturer. Containers should always be labeled for the material that is inside the container for safety. When material is no longer being used it should be disposed of properly.</p> <p>Action Required: Nebraska's Household Hazardous Waste Program has several dates / locations for home owners to dispose of unwanted material. The most common material that is accepted is as follows: LAWN & GARDEN Lighter fluid/Torch fuel; Pesticides; Insecticides; Flea/tick products; Herbicides; Insect Sprays; Small propane cylinders (for camping) and Pool chemicals AUTOMOTIVE Power steering fluid; Transmission Fluid; Mixed gasoline; Grease removers; Old gasoline; Brake Fluid and Upholstery cleaners HOME IMPROVEMENT Oil-based stains; Adhesives; Paint thinner; Oil-based paint; Turpentine; Furniture stripper and Wood preservatives HOUSEHOLD Spot removers; Bleach Cleaners; Fluorescent tubes; Compact bulbs (CFLs); Mothballs; Solvent-based polishes; Drain/Oven Cleaners; Small capacitors; Glues and Mercury thermometers & thermostats</p>
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Lot #49 Safety and Health – Fire Prevention & Protection

	<p>Finding(s):</p> <ul style="list-style-type: none"> • Flammable liquids, gases, or liquid or gas fuel-powered equipment being stored under homes. • Cylinders not on firm foundation and not properly secured. • Cylinders are not stored in proper proximity as prescribed by NFPA 58 • Fire hazards such as dry brush, leaves, weeds, and other combustible material are present that can contribute to the spread of a fire. • Life safety code is not being followed. • Reasonable access is not available for Emergency Personnel <p>Action Required:</p> <ol style="list-style-type: none"> 1. The space under manufactured homes and accessory buildings and structures shall not be used for the storage of combustible materials or for the storage or placement therein of flammable liquids, gases, or liquid or gas fuel-powered equipment. NFPA 501A sec 6.3.6.1 2. Installation of Cylinders. Cylinders shall be installed only above ground and shall be set upon a firm foundation or be otherwise firmly secured. Flexibility shall be provided in the connecting piping. The requirements of 3.2.17 shall apply. NFPA 58 sec 3.2.5 3. Containers installed outside of buildings, whether of the portable type replaced on a cylinder exchange basis or permanently installed and refilled at the installation, shall be located with respect to the adjacent containers, important building, group of buildings, or line of adjoining property that can be built upon, in accordance with Tables 3.2.2.2, 3.2.2.4, and 3.2.2.6(f) and the following: <ol style="list-style-type: none"> A. Cylinders installed alongside of buildings shall be located and installed so that the discharge from the cylinder pressure relief device is at least 3 ft (1 m) horizontally away from any building opening that is below the level of such discharge. The discharge from cylinder pressure relief devices shall be located not less than 5 ft (1.5 m) in any direction away from any exterior source of ignition, openings into direct-vent (sealed combustion system) appliances, or mechanical ventilation air intakes. B. Cylinders shall not be located and installed underneath any building unless the space is open to the
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atmosphere for 50 percent of its perimeter or more.

C. The distance measured horizontally from the point of discharge of a container pressure relief valve to any building opening below the level of such discharge shall be in accordance with Table 3.2.2.2(d).

D. The distance from any of the following, measured in any direction, shall be in accordance with Table 3.2.2.2(d):

- 1) From the point of discharge of a container pressure relief valve
- 2) The vent of a fixed maximum liquid level gauge on a container
- 3) The installed location of the filling connection of a container to any of the following:
 - a. Exterior source of ignition
 - b. Openings into direct-vent (sealed combustion system) appliances
 - c. Mechanical ventilation air intakes NFPA 58 sec 3.2.2.2

4. All areas and individual sites within the manufactured home community shall be maintained so as to be free of dry brush, leaves, weeds, and other debris that could contribute to the spread of fire within the site or community. NFPA 501A sec 6.3.3

5. General. Responsibility for life safety and fire safety within manufactured home communities shall be that of the owners and operators of the community. NFPA 501A sec 6.1

6. Arrangement of manufactured homes and accessory buildings or structures on the site shall not restrict reasonable access to the site by emergency personnel. NFPA 501A sec 6.1.1.1

The site plan shall include, but not be limited to, the following information:

- | | |
|------------------|--|
| (a) Street names | (b) Site separation lines |
| (c) Site numbers | (d) Water supplies for fire protection personnel |
| (e) Fire alarms | (f) Utility disconnects NFPA 501A sec 6.1.1.3 |

7. Each street name in the manufactured home community shall be clearly marked with signs, and each manufactured home site shall be marked for identification in a uniform manner that is clearly visible from the street serving the site. NFPA 501A sec 6.1.2

Lot #49 Structural Improvement / Modifications



Finding(s):

- Homes do not meet the minimum requirement for distance or 1-hour fire resistance rating.
- Some egress windows and doors are blocked (or boarded).
- Accessory buildings built with non-combustible material do not meet the 3 ft adjacent distance.
- Accessory buildings built with combustible material do not meet the 5 ft adjacent distance.

Action Required:

- No portion of a manufactured home, excluding the tongue, shall be located closer than 3 m (10 ft) side to side, 2.4 m (8 ft) end to side, or 1.8 m (6 ft) end to end horizontally from any other manufactured home or community building unless the exposed composite walls and roof of either structure are without openings and constructed of materials that will provide a 1-hour fire resistance rating or the structures are separated by a 1-hour fire-rated barrier. (See 6.4.1.) NFPA 501A sec 6.2.1.1
- All manufactured homes, accessory buildings, structures, and community buildings shall be located and maintained in such a manner that required egress windows or doors are not blocked. NFPA 501A sec 6.2.3.5
- Accessory buildings or structures shall be permitted to be located immediately adjacent to a site line when constructed entirely of materials that do not support combustion and provided that such buildings or structures are not less than 0.9m(3 ft) from an accessory building or structure on an adjacent site. NFPA 501A sec 6.4.1.1 EXAMPLE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.
- An accessory building or structure constructed of combustible materials shall be located no closer than 1.5 m (5 ft) from the site line of an adjoining site. NFPA 501A sec 6.4.1.2

NOTE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.

- Numerous violations were identified that don't meet the 1999 Zoning Resolution of Frontier County. See Section 13 for Frontier County Codes



LOT #49 COUNTY ASSESSOR INFORMATION

LOT #50

Lot # 50 Inspection Findings

Lot #50 Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))



Finding(s):
Stairs are not in safe working condition and do not meet the basic requirements of the International Residential Code (IRC) or 1997 Uniform Building Code (UBC).

Action Required:
The Stairs- Residential Building Code for the U.S. is a municipal regulation. Thus it varies by state and town. Some jurisdictions base their legislation on the 2012 International Residential Code (IRC). Other communities seem to be still using the 1997 Uniform Building Code (UBC). In all cases, each jurisdiction has amended the code to reflect local concerns.. i.e. flooding or earthquake prone areas.

- Maximum overhang for nosing is somewhere between 1 ¼" & 1 ½". Some states legislate a minimum of ¾", including floor and landings.
- Riser Height: Maximum of between 7 ¾" & 8 ¼" (some states regulate a minimum of 6")
- Run: Minimum between 9-10" (not counting the part underneath the "nosing" of the tread above). With a note that runs of over 10 1/2" will usually require three balusters per tread to comply with the 4" maximum opening between spindles.
- Stair Width: Minimum 36" with a stipulation allowing a wall mounted handrail to project from each side 3 ½"

Handrail: shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Height: 34" – 38" Continuity: Handrails shall be continuous for the full length of the stairs and handrails ends shall be returned or terminate in newel posts or safety terminals. Handrails shall have a space of not less than 1 ½" between a wall and the handrail.

Lot #50 Electric Services Inspection



Finding(s):
"There are enough problems in and on every structure to necessitate hiring a licensed Electrical Contractor to inspect, correct, and bring the said facilities up to minimum code safety standards."

Action Required:
Gary Lofton recommendation "is that since there are some issues with almost every service and or panel board in the facility, that each owner hire a licensed electrical contractor to do an inspection to whatever edition of the NEC, 2014 for example and then make corrections based on the contractors recommendations.

Manufactured Home Site and Community Electrical Equipment and Installations. Sites and communities provided with electrical service shall have all electrical equipment and installations designed, constructed, and maintained in accordance with the applicable provisions of NFPA 70, National Electrical Code®. NFPA 501A sec 5.1



Lot #50 Environmental – Wastewater (Residential & Toilets / Sewage)

	<p>Finding(s):</p> <ul style="list-style-type: none"> The sewage treatment systems for the trailers are largely an unknown entity as to where they exist and sizing. Believed to be a failed system. <p>Action Required: Each septic tank shall have an inspection pipe at least six inches in diameter over both the inlet and outlet devices. The inspection pipe shall extend to or above the ground surface and be capped flush or above finished grade. The inspection pipe cap shall be properly secured to prevent unwarranted access. Flexible hosing needs to be replaced with water tight and air tight service connections of Schedule 40 PVC hard pipe to prevent the potential of flexible hoses tearing and leaking. Any surface discharge of household waste water is illegal according to NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems. Should future improvements be necessary to any of these systems they will be expected to comply with NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems.</p>
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Lot #50 Environmental – Water Supply

<p>No Picture Access</p>	<p>Finding(s):</p> <ul style="list-style-type: none"> Leaking distribution piping. Leaking yard hydrant. Ridged yard hydrant. Distribution piping. Cross-Connection. Water hoses are not to be used for distribution of water to trailer. Hook up from service riser to trailer needs to be flexible metal hook up. <p>Action Required: All areas of 179 NAC must be followed for Chapter 21 Operation And Maintenance Of Transient Non-Community Public Water Systems</p>
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Lot #50 Environmental Assessment

	<p>Finding(s): Household Hazardous material can be highly hazardous to occupant safety. Material should be stored as directed by the manufacturer. Containers should always be labeled for the material that is inside the container for safety. When material is no longer being used it should be disposed of properly.</p> <p>Action Required: Nebraska’s Household Hazardous Waste Program has several dates / locations for home owners to dispose of unwanted material. The most common material that is accepted is as follows: LAWN & GARDEN Lighter fluid/Torch fuel; Pesticides; Insecticides; Flea/tick products; Herbicides; Insect Sprays; Small propane cylinders (for camping) and Pool chemicals AUTOMOTIVE Power steering fluid; Transmission Fluid; Mixed gasoline; Grease removers; Old gasoline; Brake Fluid and Upholstery cleaners HOME IMPROVEMENT Oil-based stains; Adhesives; Paint thinner; Oil-based paint; Turpentine; Furniture stripper and Wood preservatives HOUSEHOLD Spot removers; Bleach Cleaners; Fluorescent tubes; Compact bulbs (CFLs); Mothballs; Solvent-based polishes; Drain/Oven Cleaners; Small capacitors; Glues and Mercury thermometers & thermostats</p>
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Lot #50 Safety and Health – Fire Prevention & Protection



Finding(s):


- Flammable liquids, gases, or liquid or gas fuel-powered equipment being stored under homes.
- Cylinders not on firm foundation and not properly secured.
- Cylinders are not stored in proper proximity as prescribed by NFPA 58
- Fire hazards such as dry brush, leaves, weeds, and other combustible material are present that can contribute to the spread of a fire.
- Life safety code is not being followed.
- Reasonable access is not available for Emergency Personnel

Action Required:

1. The space under manufactured homes and accessory buildings and structures shall not be used for the storage of combustible materials or for the storage or placement therein of flammable liquids, gases, or liquid or gas fuel-powered equipment. NFPA 501A sec 6.3.6.1
2. Installation of Cylinders. Cylinders shall be installed only above ground and shall be set upon a firm foundation or be otherwise firmly secured. Flexibility shall be provided in the connecting piping. The requirements of 3.2.17 shall apply. NFPA 58 sec 3.2.5
3. Containers installed outside of buildings, whether of the portable type replaced on a cylinder exchange basis or permanently installed and refilled at the installation, shall be located with respect to the adjacent containers, important building, group of buildings, or line of adjoining property that can be built upon, in accordance with Tables 3.2.2.2, 3.2.2.4, and 3.2.2.6(f) and the following:
 - A. Cylinders installed alongside of buildings shall be located and installed so that the discharge from the cylinder pressure relief device is at least 3 ft (1 m) horizontally away from any building opening that is below the level of such discharge. The discharge from cylinder pressure relief devices shall be located not less than 5 ft (1.5 m) in any direction away from any exterior source of ignition, openings into direct-vent (sealed combustion system) appliances, or mechanical ventilation air intakes.
 - B. Cylinders shall not be located and installed underneath any building unless the space is open to the atmosphere for 50 percent of its perimeter or more.
 - C. The distance measured horizontally from the point of discharge of a container pressure relief valve to any building opening below the level of such discharge shall be in accordance with Table 3.2.2.2(d).
 - D. The distance from any of the following, measured in any direction, shall be in accordance with Table 3.2.2.2(d):
 - 1) From the point of discharge of a container pressure relief valve
 - 2) The vent of a fixed maximum liquid level gauge on a container
 - 3) The installed location of the filling connection of a container to any of the following:
 - a. Exterior source of ignition
 - b. Openings into direct-vent (sealed combustion system) appliances
 - c. Mechanical ventilation air intakes NFPA 58 sec 3.2.2.2
4. All areas and individual sites within the manufactured home community shall be maintained so as to

	<p>be free of dry brush, leaves, weeds, and other debris that could contribute to the spread of fire within the site or community. NFPA 501A sec 6.3.3</p> <p>5. General. Responsibility for life safety and fire safety within manufactured home communities shall be that of the owners and operators of the community. NFPA 501A sec 6.1</p> <p>6. Arrangement of manufactured homes and accessory buildings or structures on the site shall not restrict reasonable access to the site by emergency personnel. NFPA 501A sec 6.1.1.1</p> <p>The site plan shall include, but not be limited to, the following information:</p> <table border="0"> <tr> <td>(a) Street names</td> <td>(b) Site separation lines</td> </tr> <tr> <td>(c) Site numbers</td> <td>(d) Water supplies for fire protection personnel</td> </tr> <tr> <td>(e) Fire alarms</td> <td>(f) Utility disconnects NFPA 501A sec 6.1.1.3</td> </tr> </table> <p>7. Each street name in the manufactured home community shall be clearly marked with signs, and each manufactured home site shall be marked for identification in a uniform manner that is clearly visible from the street serving the site. NFPA 501A sec 6.1.2</p>	(a) Street names	(b) Site separation lines	(c) Site numbers	(d) Water supplies for fire protection personnel	(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3
(a) Street names	(b) Site separation lines						
(c) Site numbers	(d) Water supplies for fire protection personnel						
(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3						

Lot #50 Structural Improvement / Modifications

	<p>Finding(s):</p> <ul style="list-style-type: none"> • Homes do not meet the minimum requirement for distance or 1-hour fire resistance rating. • Some egress windows and doors are blocked (or boarded). • Accessory buildings built with non-combustible material do not meet the 3 ft adjacent distance. • Accessory buildings built with combustible material do not meet the 5 ft adjacent distance. <p>Action Required:</p> <ul style="list-style-type: none"> • No portion of a manufactured home, excluding the tongue, shall be located closer than 3 m (10 ft) side to side, 2.4 m (8 ft) end to side, or 1.8 m (6 ft) end to end horizontally from any other manufactured home or community building unless the exposed composite walls and roof of either structure are without openings and constructed of materials that will provide a 1-hour fire resistance rating or the structures are separated by a 1-hour fire-rated barrier. (See 6.4.1.) NFPA 501A sec 6.2.1.1 • All manufactured homes, accessory buildings, structures, and community buildings shall be located and maintained in such a manner that required egress windows or doors are not blocked. NFPA 501A sec 6.2.3.5 • Accessory buildings or structures shall be permitted to be located immediately adjacent to a site line when constructed entirely of materials that do not support combustion and provided that such buildings or structures are not less than 0.9m(3 ft) from an accessory building or structure on an adjacent site. NFPA 501A sec 6.4.1.1 EXAMPLE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches. • An accessory building or structure constructed of combustible materials shall be located no closer than 1.5 m (5 ft) from the site line of an adjoining site. NFPA 501A sec 6.4.1.2 <p>NOTE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.</p> <ul style="list-style-type: none"> • Numerous violations were identified that don't meet the 1999 Zoning Resolution of Frontier County. See Section 13 for Frontier County Codes
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LOT #50 COUNTY ASSESSOR INFORMATION





LOT #50 SITE MODIFICATION / CORRESPONDENCE

LOT #52

Lot # 52 Inspection Findings

Lot #52 Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))	
	<p>Finding(s): Stairs are not in safe working condition and do not meet the basic requirements of the International Residential Code (IRC) or 1997 Uniform Building Code (UBC).</p> <hr/> <p>Action Required: The Stairs- Residential Building Code for the U.S. is a municipal regulation. Thus it varies by state and town. Some jurisdictions base their legislation on the 2012 International Residential Code (IRC). Other communities seem to be still using the 1997 Uniform Building Code (UBC). In all cases, each jurisdiction has amended the code to reflect local concerns.. i.e. flooding or earthquake prone areas.</p> <ul style="list-style-type: none"> • Maximum overhang for nosing is somewhere between 1 ¼" & 1 ½". Some states legislate a minimum of ¾", including floor and landings. • Riser Height: Maximum of between 7 ¾" & 8 ¼" (some states regulate a minimum of 6") • Run: Minimum between 9-10" (not counting the part underneath the "nosing" of the tread above). With a note that runs of over 10 1/2" will usually require three balusters per tread to comply with the 4" maximum opening between spindles. • Stair Width: Minimum 36" with a stipulation allowing a wall mounted handrail to project from each side 3 ½" <p>Handrail: shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Height: 34" – 38" Continuity: Handrails shall be continuous for the full length of the stairs and handrails ends shall be returned or terminate in newel posts or safety terminals. Handrails shall have a space of not less than 1 ½" between a wall and the handrail.</p>

Lot #52 Electric Services Inspection	
	<p>Finding(s): "There are enough problems in and on every structure to necessitate hiring a licensed Electrical Contractor to inspect, correct, and bring the said facilities up to minimum code safety standards."</p> <hr/> <p>Action Required: Gary Lofton recommendation "is that since there are some issues with almost every service and or panel board in the facility, that each owner hire a licensed electrical contractor to do an inspection to whatever edition of the NEC, 2014 for example and then make corrections based on the contractors recommendations.</p> <p>Manufactured Home Site and Community Electrical Equipment and Installations. Sites and communities provided with electrical service shall have all electrical equipment and installations designed, constructed, and maintained in accordance with the applicable provisions of NFPA 70, National Electrical Code®. NFPA 501A sec 5.1</p>
	

Lot #52 Environmental – Wastewater (Residential & Toilets / Sewage)



Finding(s):

- The sewage treatment systems for the trailers are largely an unknown entity as to where they exist and sizing. Believed to be a failed system.
- Capped inlet/outlet device is not secured. Capped inlet/outlet device is damaged.

Action Required:

Each septic tank shall have an inspection pipe at least six inches in diameter over both the inlet and outlet devices. The inspection pipe shall extend to or above the ground surface and be capped flush or above finished grade. The inspection pipe cap shall be properly secured to prevent unwarranted access. Flexible hosing needs to be replaced with water tight and air tight service connections of Schedule 40 PVC hard pipe to prevent the potential of flexible hoses tearing and leaking. Any surface discharge of household waste water is illegal according to NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems. Should future improvements be necessary to any of these systems they will be expected to comply with NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems.

Lot #52 Environmental – Water Supply



Finding(s):

- Leaking distribution piping.
- Leaking yard hydrant.
- Ridged yard hydrant.
- Distribution piping.
- Cross-Connection.
- Water hoses are not to be used for distribution of water to trailer.
- Hook up from service riser to trailer needs to be flexible metal hook up.

Action Required:

All areas of 179 NAC must be followed for Chapter 21 Operation And Maintenance Of Transient Non-Community Public Water Systems

Lot #52 Environmental Assessment



Finding(s):

Household Hazardous material can be highly hazardous to occupant safety. Material should be stored as directed by the manufacturer. Containers should always be labeled for the material that is inside the container for safety. When material is no longer being used it should be disposed of properly.

Action Required:

Nebraska's Household Hazardous Waste Program has several dates / locations for home owners to dispose of unwanted material. The most common material that is accepted is as follows:

LAWN & GARDEN

Lighter fluid/Torch fuel; Pesticides; Insecticides; Flea/tick products; Herbicides; Insect Sprays; Small propane cylinders (for camping) and Pool chemicals

AUTOMOTIVE

Power steering fluid; Transmission Fluid; Mixed gasoline; Grease removers; Old gasoline; Brake Fluid and Upholstery cleaners

HOME IMPROVEMENT

Oil-based stains; Adhesives; Paint thinner; Oil-based paint; Turpentine; Furniture stripper and Wood preservatives

HOUSEHOLD

Spot removers; Bleach Cleaners; Fluorescent tubes; Compact bulbs (CFLs); Mothballs; Solvent-based polishes; Drain/Oven Cleaners; Small capacitors; Glues and Mercury thermometers & thermostats

Lot #52 Safety and Health – Fire Prevention & Protection



Finding(s):

- Flammable liquids, gases, or liquid or gas fuel-powered equipment being stored under homes.
- Cylinders not on firm foundation and not properly secured.
- Cylinders are not stored in proper proximity as prescribed by NFPA 58
- Fire hazards such as dry brush, leaves, weeds, and other combustible material are present that can contribute to the spread of a fire.
- Life safety code is not being followed.
- Reasonable access is not available for Emergency Personnel

Action Required:

1. The space under manufactured homes and accessory buildings and structures shall not be used for the storage of combustible materials or for the storage or placement therein of flammable liquids, gases, or liquid or gas fuel-powered equipment. NFPA 501A sec 6.3.6.1

2. Installation of Cylinders. Cylinders shall be installed only above ground and shall be set upon a firm foundation or be otherwise firmly secured. Flexibility shall be provided in the connecting piping. The requirements of 3.2.17 shall apply. NFPA 58 sec 3.2.5

3. Containers installed outside of buildings, whether of the portable type replaced on a cylinder exchange basis or permanently installed and refilled at the installation, shall be located with respect to the adjacent containers, important building, group of buildings, or line of adjoining property that can be built upon, in accordance with Tables 3.2.2.2, 3.2.2.4, and 3.2.2.6(f) and the following:

A. Cylinders installed alongside of buildings shall be located and installed so that the discharge from the cylinder pressure relief device is at least 3 ft (1 m) horizontally away from any building opening that is below the level of such discharge. The discharge from cylinder pressure relief devices shall be located not less than 5 ft (1.5 m) in any direction away from any exterior source of ignition, openings into direct-vent (sealed combustion system) appliances, or mechanical ventilation air intakes.

B. Cylinders shall not be located and installed underneath any building unless the space is open to the atmosphere for 50 percent of its perimeter or more.

C. The distance measured horizontally from the point of discharge of a container pressure relief valve to any building opening below the level of such discharge shall be in accordance with Table 3.2.2.2(d).


D. The distance from any of the following, measured in any direction, shall be in accordance with Table 3.2.2.2(d):

- 1) From the point of discharge of a container pressure relief valve
- 2) The vent of a fixed maximum liquid level gauge on a container
- 3) The installed location of the filling connection of a container to any of the following:
 - a. Exterior source of ignition
 - b. Openings into direct-vent (sealed combustion system) appliances
 - c. Mechanical ventilation air intakes NFPA 58 sec 3.2.2.2

4. All areas and individual sites within the manufactured home community shall be maintained so as to be free of dry brush, leaves, weeds, and other debris that could contribute to the spread of fire within the site

	<p>or community. NFPA 501A sec 6.3.3</p> <p>5. General. Responsibility for life safety and fire safety within manufactured home communities shall be that of the owners and operators of the community. NFPA 501A sec 6.1</p> <p>6. Arrangement of manufactured homes and accessory buildings or structures on the site shall not restrict reasonable access to the site by emergency personnel. NFPA 501A sec 6.1.1.1</p> <p style="padding-left: 40px;">The site plan shall include, but not be limited to, the following information:</p> <table style="margin-left: 80px; border: none;"> <tr> <td>(a) Street names</td> <td>(b) Site separation lines</td> </tr> <tr> <td>(c) Site numbers</td> <td>(d) Water supplies for fire protection personnel</td> </tr> <tr> <td>(e) Fire alarms</td> <td>(f) Utility disconnects NFPA 501A sec 6.1.1.3</td> </tr> </table> <p>7. Each street name in the manufactured home community shall be clearly marked with signs, and each manufactured home site shall be marked for identification in a uniform manner that is clearly visible from the street serving the site. NFPA 501A sec 6.1.2</p>	(a) Street names	(b) Site separation lines	(c) Site numbers	(d) Water supplies for fire protection personnel	(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3
(a) Street names	(b) Site separation lines						
(c) Site numbers	(d) Water supplies for fire protection personnel						
(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3						

Lot #52 Structural Improvement / Modifications

	<p>Finding(s):</p> <ul style="list-style-type: none"> • Homes do not meet the minimum requirement for distance or 1-hour fire resistance rating. • Some egress windows and doors are blocked (or boarded). • Accessory buildings built with non-combustible material do not meet the 3 ft adjacent distance. • Accessory buildings built with combustible material do not meet the 5 ft adjacent distance. <p>Action Required:</p> <ul style="list-style-type: none"> • No portion of a manufactured home, excluding the tongue, shall be located closer than 3 m (10 ft) side to side, 2.4 m (8 ft) end to side, or 1.8 m (6 ft) end to end horizontally from any other manufactured home or community building unless the exposed composite walls and roof of either structure are without openings and constructed of materials that will provide a 1-hour fire resistance rating or the structures are separated by a 1-hour fire-rated barrier. (See 6.4.1.) NFPA 501A sec 6.2.1.1 • All manufactured homes, accessory buildings, structures, and community buildings shall be located and maintained in such a manner that required egress windows or doors are not blocked. NFPA 501A sec 6.2.3.5 • Accessory buildings or structures shall be permitted to be located immediately adjacent to a site line when constructed entirely of materials that do not support combustion and provided that such buildings or structures are not less than 0.9m(3 ft) from an accessory building or structure on an adjacent site. NFPA 501A sec 6.4.1.1 EXAMPLE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches. • An accessory building or structure constructed of combustible materials shall be located no closer than 1.5 m (5 ft) from the site line of an adjoining site. NFPA 501A sec 6.4.1.2 <p>NOTE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.</p> <ul style="list-style-type: none"> • Numerous violations were identified that don't meet the 1999 Zoning Resolution of Frontier County. See Section 13 for Frontier County Codes
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LOT #52 COUNTY ASSESSOR INFORMATION

LOT #53

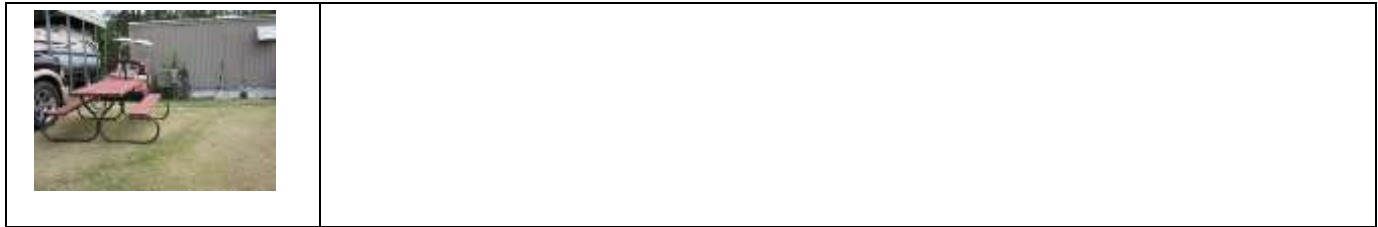
Lot # 53 Inspection Findings

Lot #53 Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))

	<p>Finding(s): Stairs are not in safe working condition and do not meet the basic requirements of the International Residential Code (IRC) or 1997 Uniform Building Code (UBC).</p> <p>Action Required: The Stairs- Residential Building Code for the U.S. is a municipal regulation. Thus it varies by state and town. Some jurisdictions base their legislation on the 2012 International Residential Code (IRC). Other communities seem to be still using the 1997 Uniform Building Code (UBC). In all cases, each jurisdiction has amended the code to reflect local concerns.. i.e. flooding or earthquake prone areas.</p> <ul style="list-style-type: none"> • Maximum overhang for nosing is somewhere between 1 ¼" & 1 ½". Some states legislate a minimum of ¾", including floor and landings. • Riser Height: Maximum of between 7 ¾" & 8 ¼" (some states regulate a minimum of 6") • Run: Minimum between 9-10" (not counting the part underneath the "nosing" of the tread above). With a note that runs of over 10 1/2" will usually require three balusters per tread to comply with the 4" maximum opening between spindles. • Stair Width: Minimum 36" with a stipulation allowing a wall mounted handrail to project from each side 3 ½" <p>Handrail: shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Height: 34" – 38" Continuity: Handrails shall be continuous for the full length of the stairs and handrails ends shall be returned or terminate in newel posts or safety terminals. Handrails shall have a space of not less than 1 ½" between a wall and the handrail.</p>
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Lot #53 Electric Services Inspection

	<p>Finding(s): "There are enough problems in and on every structure to necessitate hiring a licensed Electrical Contractor to inspect, correct, and bring the said facilities up to minimum code safety standards."</p> <p>Action Required: Gary Lofton recommendation "is that since there are some issues with almost every service and or panel board in the facility, that each owner hire a licensed electrical contractor to do an inspection to whatever edition of the NEC, 2014 for example and then make corrections based on the contractors recommendations.</p> <p>Manufactured Home Site and Community Electrical Equipment and Installations. Sites and communities provided with electrical service shall have all electrical equipment and installations designed, constructed, and maintained in accordance with the applicable provisions of NFPA 70, National Electrical Code®. NFPA 501A sec 5.1</p>
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Lot #52 Environmental – Wastewater (Residential & Toilets / Sewage)



Finding(s):

- The sewage treatment systems for the trailers are largely an unknown entity as to where they exist and sizing. Believed to be a failed system.
- Capped inlet/outlet device is not secured. Capped inlet/outlet device is damaged.

Action Required:

Each septic tank shall have an inspection pipe at least six inches in diameter over both the inlet and outlet devices. The inspection pipe shall extend to or above the ground surface and be capped flush or above finished grade. The inspection pipe cap shall be properly secured to prevent unwarranted access. Flexible hosing needs to be replaced with water tight and air tight service connections of Schedule 40 PVC hard pipe to prevent the potential of flexible hoses tearing and leaking. Any surface discharge of household waste water is illegal according to NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems. Should future improvements be necessary to any of these systems they will be expected to comply with NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems.

Lot #53 Environmental – Water Supply



Finding(s):

- Leaking distribution piping.
- Leaking yard hydrant.
- Ridged yard hydrant.
- Distribution piping.
- Cross-Connection.
- Water hoses are not to be used for distribution of water to trailer.
- Hook up from service riser to trailer needs to be flexible metal hook up.

Action Required:

All areas of 179 NAC must be followed for Chapter 21 Operation And Maintenance Of Transient Non-Community Public Water Systems



Lot #53 Environmental Assessment



Finding(s):

Household Hazardous material can be highly hazardous to occupant safety. Material should be stored as directed by the manufacturer. Containers should always be labeled for the material that is inside the container for safety. When material is no longer being used it should be disposed of properly.

Action Required:


Nebraska's Household Hazardous Waste Program has several dates / locations for home owners to dispose of unwanted material. The most common material that is accepted is as follows:

LAWN & GARDEN

Lighter fluid/Torch fuel; Pesticides; Insecticides; Flea/tick products; Herbicides; Insect Sprays; Small propane



	<p>cylinders (for camping) and Pool chemicals</p> <p>AUTOMOTIVE Power steering fluid; Transmission Fluid; Mixed gasoline; Grease removers; Old gasoline; Brake Fluid and Upholstery cleaners</p> <p>HOME IMPROVEMENT Oil-based stains; Adhesives; Paint thinner; Oil-based paint; Turpentine; Furniture stripper and Wood preservatives</p> <p>HOUSEHOLD Spot removers; Bleach Cleaners; Fluorescent tubes; Compact bulbs (CFLs); Mothballs; Solvent-based polishes; Drain/Oven Cleaners; Small capacitors; Glues and Mercury thermometers & thermostats</p>
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Lot #53 Safety and Health – Fire Prevention & Protection

	<p>Finding(s):</p> <ul style="list-style-type: none"> • Flammable liquids, gases, or liquid or gas fuel-powered equipment being stored under homes. • Cylinders not on firm foundation and not properly secured. • Cylinders are not stored in proper proximity as prescribed by NFPA 58 • Fire hazards such as dry brush, leaves, weeds, and other combustible material are present that can contribute to the spread of a fire. • Life safety code is not being followed. • Reasonable access is not available for Emergency Personnel <p>Action Required:</p> <ol style="list-style-type: none"> 1. The space under manufactured homes and accessory buildings and structures shall not be used for the storage of combustible materials or for the storage or placement therein of flammable liquids, gases, or liquid or gas fuel-powered equipment. NFPA 501A sec 6.3.6.1 2. Installation of Cylinders. Cylinders shall be installed only above ground and shall be set upon a firm foundation or be otherwise firmly secured. Flexibility shall be provided in the connecting piping. The requirements of 3.2.17 shall apply. NFPA 58 sec 3.2.5 3. Containers installed outside of buildings, whether of the portable type replaced on a cylinder exchange basis or permanently installed and refilled at the installation, shall be located with respect to the adjacent containers, important building, group of buildings, or line of adjoining property that can be built upon, in accordance with Tables 3.2.2.2, 3.2.2.4, and 3.2.2.6(f) and the following: <ol style="list-style-type: none"> A. Cylinders installed alongside of buildings shall be located and installed so that the discharge from the cylinder pressure relief device is at least 3 ft (1 m) horizontally away from any building opening that is below the level of such discharge. The discharge from cylinder pressure relief devices shall be located not less than 5 ft (1.5 m) in any direction away from any exterior source of ignition, openings into direct-vent (sealed combustion system) appliances, or mechanical ventilation air intakes. B. Cylinders shall not be located and installed underneath any building unless the space is open to the atmosphere for 50 percent of its perimeter or more. C. The distance measured horizontally from the point of discharge of a container pressure relief valve to any building opening below the level of such discharge shall be in accordance with Table 3.2.2.2(d). D. The distance from any of the following, measured in any direction, shall be in accordance with Table 3.2.2.2(d): <ol style="list-style-type: none"> 1) From the point of discharge of a container pressure relief valve 2) The vent of a fixed maximum liquid level gauge on a container 3) The installed location of the filling connection of a container to any of the following:
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	<p>a. Exterior source of ignition</p> <p>b. Openings into direct-vent (sealed combustion system) appliances</p> <p>c. Mechanical ventilation air intakes NFPA 58 sec 3.2.2.2</p> <p>4. All areas and individual sites within the manufactured home community shall be maintained so as to be free of dry brush, leaves, weeds, and other debris that could contribute to the spread of fire within the site or community. NFPA 501A sec 6.3.3</p> <p>5. General. Responsibility for life safety and fire safety within manufactured home communities shall be that of the owners and operators of the community. NFPA 501A sec 6.1</p> <p>6. Arrangement of manufactured homes and accessory buildings or structures on the site shall not restrict reasonable access to the site by emergency personnel. NFPA 501A sec 6.1.1.1</p> <p>The site plan shall include, but not be limited to, the following information:</p> <table border="0"> <tr> <td>(a) Street names</td> <td>(b) Site separation lines</td> </tr> <tr> <td>(c) Site numbers</td> <td>(d) Water supplies for fire protection personnel</td> </tr> <tr> <td>(e) Fire alarms</td> <td>(f) Utility disconnects NFPA 501A sec 6.1.1.3</td> </tr> </table> <p>7. Each street name in the manufactured home community shall be clearly marked with signs, and each manufactured home site shall be marked for identification in a uniform manner that is clearly visible from the street serving the site. NFPA 501A sec 6.1.2</p>	(a) Street names	(b) Site separation lines	(c) Site numbers	(d) Water supplies for fire protection personnel	(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3
(a) Street names	(b) Site separation lines						
(c) Site numbers	(d) Water supplies for fire protection personnel						
(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3						

Lot #53 Structural Improvement / Modifications

 	<p>Finding(s):</p> <ul style="list-style-type: none"> Homes do not meet the minimum requirement for distance or 1-hour fire resistance rating. Some egress windows and doors are blocked (or boarded). Accessory buildings built with non-combustible material do not meet the 3 ft adjacent distance. Accessory buildings built with combustible material do not meet the 5 ft adjacent distance. <p>Action Required:</p> <ul style="list-style-type: none"> No portion of a manufactured home, excluding the tongue, shall be located closer than 3 m (10 ft) side to side, 2.4 m (8 ft) end to side, or 1.8 m (6 ft) end to end horizontally from any other manufactured home or community building unless the exposed composite walls and roof of either structure are without openings and constructed of materials that will provide a 1-hour fire resistance rating or the structures are separated by a 1-hour fire-rated barrier. (See 6.4.1.) NFPA 501A sec 6.2.1.1 All manufactured homes, accessory buildings, structures, and community buildings shall be located and maintained in such a manner that required egress windows or doors are not blocked. NFPA 501A sec 6.2.3.5 Accessory buildings or structures shall be permitted to be located immediately adjacent to a site line when constructed entirely of materials that do not support combustion and provided that such buildings or structures are not less than 0.9m(3 ft) from an accessory building or structure on an adjacent site. NFPA 501A sec 6.4.1.1 EXAMPLE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches. An accessory building or structure constructed of combustible materials shall be located no closer than 1.5 m (5 ft) from the site line of an adjoining site. NFPA 501A sec 6.4.1.2 <p>NOTE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas,</p>
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	<p>garages, ramadas, storage structures, carports, fences, windbreaks, or porches.</p> <ul style="list-style-type: none">• Numerous violations were identified that don't meet the 1999 Zoning Resolution of Frontier County. See Section 13 for Frontier County Codes
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LOT #53 COUNTY ASSESSOR INFORMATION




LOT #53 SITE MODIFICATION / CORRESPONDENCE


LOT #54

Lot # 54 Inspection Findings


Lot #54 Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))

	<p>Finding(s): Stairs are not in safe working condition and do not meet the basic requirements of the International Residential Code (IRC) or 1997 Uniform Building Code (UBC).</p> <p>Action Required:</p> <ul style="list-style-type: none"> • The Stairs- Residential Building Code for the U.S. is a municipal regulation. Thus it varies by state and town. Some jurisdictions base their legislation on the 2012 International Residential Code (IRC). Other communities seem to be still using the 1997 Uniform Building Code (UBC). In all cases, each jurisdiction has amended the code to reflect local concerns.. i.e. flooding or earthquake prone areas. • Maximum overhang for nosing is somewhere between 1 ¼" & 1 ½". Some states legislate a minimum of ¾", including floor and landings. • Riser Height: Maximum of between 7 ¾" & 8 ¼" (some states regulate a minimum of 6") • Run: Minimum between 9-10" (not counting the part underneath the "nosing" of the tread above). With a note that runs of over 10 1/2" will usually require three balusters per tread to comply with the 4" maximum opening between spindles. • Stair Width: Minimum 36" with a stipulation allowing a wall mounted handrail to project from each side 3 ½" <p>Handrail: shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Height: 34" – 38" Continuity: Handrails shall be continuous for the full length of the stairs and handrails ends shall be returned or terminate in newel posts or safety terminals. Handrails shall have a space of not less than 1 ½" between a wall and the handrail.</p>
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Lot #54 Electric Services Inspection

	<p>Finding(s): "There are enough problems in and on every structure to necessitate hiring a licensed Electrical Contractor to inspect, correct, and bring the said facilities up to minimum code safety standards."</p> <p>Action Required: Gary Lofton recommendation "is that since there are some issues with almost every service and or panel board in the facility, that <u>each owner hire a licensed electrical</u> contractor to do an inspection to whatever edition of the NEC, 2014 for example and then make corrections based on the contractors recommendations.</p> <p>Manufactured Home Site and Community Electrical Equipment and Installations. Sites and communities provided with electrical service shall have all electrical equipment and installations designed, constructed, and maintained in accordance with the applicable provisions of NFPA 70, National Electrical Code®. NFPA 501A sec 5.1</p>
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Lot #54 Environmental – Wastewater (Residential & Toilets / Sewage)

	<p>Finding(s):</p> <ul style="list-style-type: none"> The sewage treatment systems for the trailers are largely an unknown entity as to where they exist and sizing. Believed to be a failed system. <p>Action Required: Each septic tank shall have an inspection pipe at least six inches in diameter over both the inlet and outlet devices. The inspection pipe shall extend to or above the ground surface and be capped flush or above finished grade. The inspection pipe cap shall be properly secured to prevent unwarranted access. Flexible hosing needs to be replaced with water tight and air tight service connections of Schedule 40 PVC hard pipe to prevent the potential of flexible hoses tearing and leaking. Any surface discharge of household waste water is illegal according to NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems. Should future improvements be necessary to any of these systems they will be expected to comply with NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems.</p>
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Lot #54 Environmental – Water Supply

	<p>Finding(s):</p> <ul style="list-style-type: none"> Leaking distribution piping. Leaking yard hydrant. Ridged yard hydrant. Distribution piping. Cross-Connection. Water hoses are not to be used for distribution of water to trailer. Hook up from service riser to trailer needs to be flexible metal hook up. <p>Action Required: All areas of 179 NAC must be followed for Chapter 21 Operation And Maintenance Of Transient Non-Community Public Water Systems</p>
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Lot #54 Environmental Assessment

	<p>Finding(s): Household Hazardous material can be highly hazardous to occupant safety. Material should be stored as directed by the manufacturer. Containers should always be labeled for the material that is inside the container for safety. When material is no longer being used it should be disposed of properly.</p> <p>Action Required: Nebraska’s Household Hazardous Waste Program has several dates / locations for home owners to dispose of unwanted material. The most common material that is accepted is as follows: LAWN & GARDEN Lighter fluid/Torch fuel; Pesticides; Insecticides; Flea/tick products; Herbicides; Insect Sprays; Small propane cylinders (for camping) and Pool chemicals AUTOMOTIVE Power steering fluid; Transmission Fluid; Mixed gasoline; Grease removers; Old gasoline; Brake Fluid and Upholstery cleaners HOME IMPROVEMENT Oil-based stains; Adhesives; Paint thinner; Oil-based paint; Turpentine; Furniture stripper and Wood preservatives HOUSEHOLD Spot removers; Bleach Cleaners; Fluorescent tubes; Compact bulbs (CFLs); Mothballs; Solvent-based polishes; Drain/Oven Cleaners; Small capacitors; Glues and Mercury thermometers & thermostats</p>
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Lot #54 Safety and Health – Fire Prevention & Protection



Finding(s):

- Flammable liquids, gases, or liquid or gas fuel-powered equipment being stored under homes.
- Cylinders not on firm foundation and not properly secured.
- Cylinders are not stored in proper proximity as prescribed by NFPA 58
- Fire hazards such as dry brush, leaves, weeds, and other combustible material are present that can contribute to the spread of a fire.
- Life safety code is not being followed.
- Reasonable access is not available for Emergency Personnel

Action Required:

1. The space under manufactured homes and accessory buildings and structures shall not be used for the storage of combustible materials or for the storage or placement therein of flammable liquids, gases, or liquid or gas fuel-powered equipment. NFPA 501A sec 6.3.6.1

2. Installation of Cylinders. Cylinders shall be installed only above ground and shall be set upon a firm foundation or be otherwise firmly secured. Flexibility shall be provided in the connecting piping. The requirements of 3.2.17 shall apply. NFPA 58 sec 3.2.5

3. Containers installed outside of buildings, whether of the portable type replaced on a cylinder exchange basis or permanently installed and refilled at the installation, shall be located with respect to the adjacent containers, important building, group of buildings, or line of adjoining property that can be built upon, in accordance with Tables 3.2.2.2, 3.2.2.4, and 3.2.2.6(f) and the following:

A. Cylinders installed alongside of buildings shall be located and installed so that the discharge from the cylinder pressure relief device is at least 3 ft (1 m) horizontally away from any building opening that is below the level of such discharge. The discharge from cylinder pressure relief devices shall be located not less than 5 ft (1.5 m) in any direction away from any exterior source of ignition, openings into direct-vent (sealed combustion system) appliances, or mechanical ventilation air intakes.

B. Cylinders shall not be located and installed underneath any building unless the space is open to the atmosphere for 50 percent of its perimeter or more.

C. The distance measured horizontally from the point of discharge of a container pressure relief valve to any building opening below the level of such discharge shall be in accordance with Table 3.2.2.2(d).


D. The distance from any of the following, measured in any direction, shall be in accordance with Table 3.2.2.2(d):

- 1) From the point of discharge of a container pressure relief valve
- 2) The vent of a fixed maximum liquid level gauge on a container
- 3) The installed location of the filling connection of a container to any of the following:
 - a. Exterior source of ignition
 - b. Openings into direct-vent (sealed combustion system) appliances
 - c. Mechanical ventilation air intakes NFPA 58 sec 3.2.2.2

4. All areas and individual sites within the manufactured home community shall be maintained so as to be free of dry brush, leaves, weeds, and other debris that could contribute to the spread of fire within the site

	<p>or community. NFPA 501A sec 6.3.3</p> <p>5. General. Responsibility for life safety and fire safety within manufactured home communities shall be that of the owners and operators of the community. NFPA 501A sec 6.1</p> <p>6. Arrangement of manufactured homes and accessory buildings or structures on the site shall not restrict reasonable access to the site by emergency personnel. NFPA 501A sec 6.1.1.1</p> <p style="padding-left: 40px;">The site plan shall include, but not be limited to, the following information:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">(a) Street names</td> <td style="width: 50%;">(b) Site separation lines</td> </tr> <tr> <td>(c) Site numbers</td> <td>(d) Water supplies for fire protection personnel</td> </tr> <tr> <td>(e) Fire alarms</td> <td>(f) Utility disconnects NFPA 501A sec 6.1.1.3</td> </tr> </table> <p>7. Each street name in the manufactured home community shall be clearly marked with signs, and each manufactured home site shall be marked for identification in a uniform manner that is clearly visible from the street serving the site. NFPA 501A sec 6.1.2</p>	(a) Street names	(b) Site separation lines	(c) Site numbers	(d) Water supplies for fire protection personnel	(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3
(a) Street names	(b) Site separation lines						
(c) Site numbers	(d) Water supplies for fire protection personnel						
(e) Fire alarms	(f) Utility disconnects NFPA 501A sec 6.1.1.3						

Lot #54 Structural Improvement / Modifications

	<p>Finding(s):</p> <ul style="list-style-type: none"> • Homes do not meet the minimum requirement for distance or 1-hour fire resistance rating. • Some egress windows and doors are blocked (or boarded). • Accessory buildings built with non-combustible material do not meet the 3 ft adjacent distance. • Accessory buildings built with combustible material do not meet the 5 ft adjacent distance. <p>Action Required:</p> <ul style="list-style-type: none"> • No portion of a manufactured home, excluding the tongue, shall be located closer than 3 m (10 ft) side to side, 2.4 m (8 ft) end to side, or 1.8 m (6 ft) end to end horizontally from any other manufactured home or community building unless the exposed composite walls and roof of either structure are without openings and constructed of materials that will provide a 1-hour fire resistance rating or the structures are separated by a 1-hour fire-rated barrier. (See 6.4.1.) NFPA 501A sec 6.2.1.1 • All manufactured homes, accessory buildings, structures, and community buildings shall be located and maintained in such a manner that required egress windows or doors are not blocked. NFPA 501A sec 6.2.3.5 • Accessory buildings or structures shall be permitted to be located immediately adjacent to a site line when constructed entirely of materials that do not support combustion and provided that such buildings or structures are not less than 0.9m(3 ft) from an accessory building or structure on an adjacent site. NFPA 501A sec 6.4.1.1 EXAMPLE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches. • An accessory building or structure constructed of combustible materials shall be located no closer than 1.5 m (5 ft) from the site line of an adjoining site. NFPA 501A sec 6.4.1.2 <p>NOTE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.</p> <ul style="list-style-type: none"> • Numerous violations were identified that don't meet the 1999 Zoning Resolution of Frontier County. See Section 13 for Frontier County Codes
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LOT #54 COUNTY ASSESSOR INFORMATION

LOT #55

Lot # 55 Inspection Findings

Lot #55 Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))	
	<p>Finding(s): Stairs are not in safe working condition and do not meet the basic requirements of the International Residential Code (IRC) or 1997 Uniform Building Code (UBC).</p> <p>Action Required: The Stairs- Residential Building Code for the U.S. is a municipal regulation. Thus it varies by state and town. Some jurisdictions base their legislation on the 2012 International Residential Code (IRC). Other communities seem to be still using the 1997 Uniform Building Code (UBC). In all cases, each jurisdiction has amended the code to reflect local concerns.. i.e. flooding or earthquake prone areas.</p> <ul style="list-style-type: none"> • Maximum overhang for nosing is somewhere between 1 ¼" & 1 ½". Some states legislate a minimum of ¾", including floor and landings. • Riser Height: Maximum of between 7 ¾" & 8 ¼" (some states regulate a minimum of 6") • Run: Minimum between 9-10" (not counting the part underneath the "nosing" of the tread above). With a note that runs of over 10 1/2" will usually require three balusters per tread to comply with the 4" maximum opening between spindles. • Stair Width: Minimum 36" with a stipulation allowing a wall mounted handrail to project from each side 3 ½" <p>Handrail: shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Height: 34" – 38" Continuity: Handrails shall be continuous for the full length of the stairs and handrails ends shall be returned or terminate in newel posts or safety terminals. Handrails shall have a space of not less than 1 ½" between a wall and the handrail.</p>

Lot #55 Electric Services Inspection	
	<p>Finding(s): "There are enough problems in and on every structure to necessitate hiring a licensed Electrical Contractor to inspect, correct, and bring the said facilities up to minimum code safety standards."</p> <p>Action Required: Gary Lofton recommendation "is that since there are some issues with almost every service and or panel board in the facility, that each owner hire a licensed electrical contractor to do an inspection to whatever edition of the NEC, 2014 for example and then make corrections based on the contractors recommendations.</p> <p>Manufactured Home Site and Community Electrical Equipment and Installations. Sites and communities provided with electrical service shall have all electrical equipment and installations designed, constructed, and maintained in accordance with the applicable provisions of NFPA 70, National Electrical Code®. NFPA 501A sec 5.1</p>

Lot #55 Environmental – Wastewater (Residential & Toilets / Sewage)



Finding(s):

- A pipe to the ground surface that appeared to be draining running water from the trailer, perhaps a leaking valve from a clothes washing machine.
- The sewage treatment systems for the trailers are largely an unknown entity as to where they exist and sizing. Believed to be a failed system.
- Capped inlet/outlet device is not secured. Capped inlet/outlet device is damaged.
- There are hoses and material other than PVC being used from the holding tanks to the (unknown) sewer riser hookups.



Action Required:

Each septic tank shall have an inspection pipe at least six inches in diameter over both the inlet and outlet devices. The inspection pipe shall extend to or above the ground surface and be capped flush or above finished grade. The inspection pipe cap shall be properly secured to prevent unwarranted access. Flexible hosing needs to be replaced with water tight and air tight service connections of Schedule 40 PVC hard pipe to prevent the potential of flexible hoses tearing and leaking. Any surface discharge of household waste water is illegal according to NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems. Should future improvements be necessary to any of these systems they will be expected to comply with NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems.



Lot #55 Environmental – Water Supply



Finding(s):

- Leaking distribution piping.
- Leaking yard hydrant.
- Ridged yard hydrant.
- Distribution piping.
- Cross-Connection.
- Water hoses are not to be used for distribution of water to trailer.
- Hook up from service riser to trailer needs to be flexible metal hook up.



Action Required:

All areas of 179 NAC must be followed for Chapter 21 Operation And Maintenance Of Transient Non-Community Public Water Systems

Lot #55 Environmental Assessment



Finding(s):

Household Hazardous material can be highly hazardous to occupant safety. Material should be stored as directed by the manufacturer. Containers should always be labeled for the material that is inside the container for safety. When material is no longer being used it should be disposed of properly.

Action Required:

Nebraska's Household Hazardous Waste Program has several dates / locations for home owners to dispose of unwanted material. The most common material that is accepted is as follows:

LAWN & GARDEN

Lighter fluid/Torch fuel; Pesticides; Insecticides; Flea/tick products; Herbicides; Insect Sprays; Small propane cylinders (for camping) and Pool chemicals

AUTOMOTIVE

Power steering fluid; Transmission Fluid; Mixed gasoline; Grease removers; Old gasoline; Brake Fluid and Upholstery cleaners

HOME IMPROVEMENT

Oil-based stains; Adhesives; Paint thinner; Oil-based paint; Turpentine; Furniture stripper and Wood preservatives

HOUSEHOLD

Spot removers; Bleach Cleaners; Fluorescent tubes; Compact bulbs (CFLs); Mothballs; Solvent-based polishes; Drain/Oven Cleaners; Small capacitors; Glues and Mercury thermometers & thermostats



Lot #55 Safety and Health – Fire Prevention & Protection



Finding(s):

- Life safety code is not being followed.
- Reasonable access is not available for Emergency Personnel

Action Required:

- All areas and individual sites within the manufactured home community shall be maintained so as to be free of dry brush, leaves, weeds, and other debris that could contribute to the spread of fire within the site or community. NFPA 501A sec 6.3.3
- General. Responsibility for life safety and fire safety within manufactured home communities shall be that of the owners and operators of the community. NFPA 501A sec 6.1
- Arrangement of manufactured homes and accessory buildings or structures on the site shall not restrict reasonable access to the site by emergency personnel. NFPA 501A sec 6.1.1.1
The site plan shall include, but not be limited to, the following information:
 - (a) Street names
 - (b) Site separation lines
 - (c) Site numbers
 - (d) Water supplies for fire protection personnel
 - (e) Fire alarms
 - (f) Utility disconnects NFPA 501A sec 6.1.1.3
- Each street name in the manufactured home community shall be clearly marked with signs, and each manufactured home site shall be marked for identification in a uniform manner that is clearly visible from the street serving the site. NFPA 501A sec 6.1.2

Lot #55 Structural Improvement / Modifications



Finding(s):

- Homes do not meet the minimum requirement for distance or 1-hour fire resistance rating.
- Some egress windows and doors are blocked (or boarded).
- Accessory buildings built with non-combustible material do not meet the 3 ft adjacent distance.
- Accessory buildings built with combustible material do not meet the 5 ft adjacent distance.

Action Required:

- No portion of a manufactured home, excluding the tongue, shall be located closer than 3 m (10 ft) side to side, 2.4 m (8 ft) end to side, or 1.8 m (6 ft) end to end horizontally from any other manufactured home or community building unless the exposed composite walls and roof of either structure are without openings and constructed of materials that will provide a 1-hour fire resistance rating or the structures are separated by a 1-hour fire-rated barrier. (See 6.4.1.) NFPA 501A sec 6.2.1.1
- All manufactured homes, accessory buildings, structures, and community buildings shall be located and maintained in such a manner that required egress windows or doors are not blocked. NFPA 501A sec 6.2.3.5
- Accessory buildings or structures shall be permitted to be located immediately adjacent to a site line when constructed entirely of materials that do not support combustion and provided that such buildings or structures are not less than 0.9m(3 ft) from an accessory building or structure on an adjacent site. NFPA 501A sec 6.4.1.1 EXAMPLE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.
- An accessory building or structure constructed of combustible materials shall be located no closer than 1.5 m (5 ft) from the site line of an adjoining site. NFPA 501A sec 6.4.1.2

NOTE: Manufactured Home Accessory Building or Structure. Examples include awnings, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.

- Numerous violations were identified that don't meet the 1999 Zoning Resolution of Frontier County. See Section 13 for Frontier County Codes






LOT #55 COUNTY ASSESSOR INFORMATION

LODGE

Lodge Inspection Findings

Lodge Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))	
NA	Finding(s): No Findings
	Action Required: NA

Lodge Electric Services Inspection	
  	<p>Finding(s): The main Lodge building has several violation of the NFPA 70 ie gfci protection where required. The lack of proper kitchen equipment, as well as working clearance issues for the electrical equipment, and so forth. The fueling facility needs e-stop and proper wiring.</p> <p>“There are enough problems in and on every structure to necessitate hiring a licensed Electrical Contractor to inspect, correct, and bring the said facilities up to minimum code safety standards.”</p> <p>Action Required: Gary Lofton recommendation “is that since there are some issues with almost every service and or panel board in the facility, that each owner hire a licensed electrical contractor to do an inspection to whatever edition of the NEC, 2014 for example and then make corrections based on the contractors recommendations.</p>
	

Lodge Environmental – Wastewater (Residential & Toilets / Sewage)	
  	<p>Finding(s): The system was an updated septic (since 1999) of 1000 gallons and is used for all the Cabins and Lodge.</p> <p>Action Required: Each septic tank shall have an inspection pipe at least six inches in diameter over both the inlet and outlet devices. The inspection pipe shall extend to or above the ground surface and be capped flush or above finished grade. The inspection pipe cap shall be properly secured to prevent unwarranted access. Flexible hosing needs to be replaced with water tight and air tight service connections of Schedule 40 PVC hard pipe to prevent the potential of flexible hoses tearing and leaking. Any surface discharge of household waste water is illegal according to NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems. Should future improvements be necessary to any of these systems they will be expected to comply with NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems.</p>



Lodge Environmental – Water Supply

NA	Finding(s): No Findings
	Action Required: NA

Lodge Safety and Health – Fire Prevention & Protection



Finding(s):
The electrical junction boxes within the walk-in cooler shall have the proper cover plates installed to avoid an accidental electrocution. NFPA 70 article 370-25

NOTE: If the facility is going to be grilling hamburgers inside the facility, the following shall be met:

Any Cooking equipment used in processes producing smoke or grease-laden vapors shall be equipped with an exhaust system that complies with all the equipment and performance requirements of this standard. NFPA 96 sec. 4.1.1

Cooking equipment that produces grease-laden vapors and that might be a source of ignition of grease in the hood, grease removal device, or duct shall be protected by fire-extinguishing equipment. NFPA 96 sec. 10.1.2

Water is standing in secondary containment of the unleaded fuel storage.

Tanks are not properly labeled.

Tanks should be secure to avoid damage to secondary containment or unleaded fuel tank.

Combustible material like trees and grass need to be removed and routing maintenance performed.

Fire extinguisher in poor condition. No monthly or annual checks being performed.

Conduit broke leaving wiring exposed to the elements.

Propane grill to close to the building. Could cause a fire.

Action Required:

Comply with NFPA 70 and 96 as prescribed in Fire Marshal Hoeft report.

Secondary containment requirements are addressed by the Environmental Protection Agency (EPA) through the Resource Conservation and Recovery Act (RCRA) contained in title 40 of the Code of Federal Regulations (CFR) part 264, the 2006 Uniform Fire Code (UFC) in standard 60.3.2.8.3 and in the 2012 International Fire Code (IFC) in 5004.2

Water should not be left to stand in secondary containment for more than 24 hours.



Tanks should be labeled on at least two sides with the type of product it holds and emergency contact information.

Tanks should be secure by installing cement pillars to avoid damaging the secondary containment or unleaded fuel tank.


Combustible material like trees and grass need to be removed and routing maintenance performed.

Fire extinguisher should be inspected monthly and annually.

Conduit broke leaving wiring exposed to the elements. (See electric section thought this report)

	<p>Propane grill to close to the building. Could cause a fire.</p> 
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Lodge Safety and Health – Occupational (OSHA)

	<p>Finding(s):</p> <ul style="list-style-type: none"> • Floor openings are not being protected. • Chemicals being used with no Hazard Communication program, SDS (Safety Data Sheets) or training • No Confined program or training • Fire extinguishers do not receive their monthly or annual checks. • Lockout / Tagout is not program, labeling or training. • Exposed wiring and protective devices. <p>Action Required:</p> <ul style="list-style-type: none"> • Guarding floor and wall openings and holes MULTIPLE ELECTRIC VIOLATIONS – 1910.23; • Hazard Communication MULTIPLE ELECTRIC VIOLATIONS – 1910.1200; • Permit-required confined spaces MULTIPLE ELECTRIC VIOLATIONS – 1910.146; • Portable fire extinguishers MULTIPLE ELECTRIC VIOLATIONS – 1910.147; • Portable wood ladders MULTIPLE ELECTRIC VIOLATIONS – 1910.25; • The control of hazardous energy (lockout/tagout) MULTIPLE ELECTRIC VIOLATIONS 1910.147; and • Wiring design and protection MULTIPLE ELECTRIC VIOLATIONS – 1910.303 – 1910.305.
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Lodge Structural Improvement / Modifications

NA	<p>Finding(s): No Findings</p> <hr/> <p>Action Required: NA</p>
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CABINS

Cabins Inspection Findings

Lodge Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))	
NA	<p>Finding(s): No significant finding identified</p> <p>Action Required:</p>

Cabins Electric Services Inspection	
  	<p>Finding(s): The cabins have clearance issues, no gfci protection where required, line comingled with load conductors in the masts feeding the cabins, inadequate sized services, and most of the electric system appears to have been wet which requires replacement.</p> <p>Action Required:</p> <p>Gary Lofton recommendation "is that since there are some issues with almost every service and or panel board in the facility, that <u>each owner hire a licensed electrical</u> contractor to do an inspection to whatever edition of the NEC, 2014 for example and then make corrections based on the contractors recommendations.</p>
    	


Cabins Environmental – Wastewater (Residential & Toilets / Sewage)

	<p>Finding(s):</p> <ul style="list-style-type: none"> The sewage treatment systems for the trailers are largely an unknown entity as to where they exist and sizing. Believed to be a failed system. Capped inlet/outlet device is not secured. Capped inlet/outlet device is damaged. The system was an updated septic (after 1999) of 1000 gallons and is used for all the Cabins and Lodge.
	<p>Action Required:</p> <p>Each septic tank shall have an inspection pipe at least six inches in diameter over both the inlet and outlet devices. The inspection pipe shall extend to or above the ground surface and be capped flush or above finished grade. The inspection pipe cap shall be properly secured to prevent unwarranted access. Flexible hosing needs to be replaced with water tight and air tight service connections of Schedule 40 PVC hard pipe to prevent the potential of flexible hoses tearing and leaking. Any surface discharge of household waste water is illegal according to NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems. Should future improvements be necessary to any of these systems they will be expected to comply with NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems.</p>
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Cabins Environmental – Water Supply

NA	<p>Finding(s): No significant finding identified</p> <p>Action Required:</p>
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Cabins Safety and Health – Fire Prevention & Protection

	<p>Finding(s):</p> <ul style="list-style-type: none"> An approved single-station smoke alarm shall be installed in accordance with 9.6.2.10 in every guest room and every living area and sleeping room within a guest suite. These alarms shall not be required to be interconnected. Single-station smoke alarms without a secondary (standby) power source shall be permitted. NFPA 101 sec 29.3.4.5 The gas fired hot water heaters shall be separated from the remainder of the building by either a one hour fire rating or protected with an automatic sprinkler system and a smoke tight room. NFPA 101 sec 29.3.2.2 Fire extinguishers shall be subjected to maintenance at intervals of not more than 1 year, at the time of hydrostatic test, or when specifically indicated by an inspection or electronic notification. NFPA 10 sec 6.3.1 The electrical wiring throughout these rentals shall conform to the National Electrical Code NFPA 70. NFPA 101 sec 29.5.1
	<p>Action Required:</p> <p>Comply with NFPA 101 (Life Safety Code) and 70 as prescribed in Fire Marshal Hoeft report.</p>




Cabins Structural Improvement / Modifications

NA	<p>Finding(s): No significant finding identified</p> <p>Action Required:</p>
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RV Pads

RV Pads Inspection Findings

RV Pads Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))	
NA	Finding(s): NA
	Action Required: NA

RV Pads Electric Services Inspection	
	<p>Finding(s): The overnight RV Pads have broken and open equipment with exposed conductors (very dangerous and available to children). Game and Parks said they would disconnect these today. This is immediately dangerous and should be shut down immediately. Please note when ACT returned to nothing had been done.</p>
	<p>Action Required: Gary Lofton recommendation "is that since there are some issues with almost every service and or panel board in the facility, that <u>each owner hire a licensed electrical</u> contractor to do an inspection to whatever edition of the NEC, 2014 for example and then make corrections based on the contractors recommendations.</p>
	

RV Pads Environmental – Wastewater (Residential & Toilets / Sewage)	
NA	Finding(s): NA
	Action Required: NA

RV Pads Environmental – Water Supply	
NA	Finding(s): NA
	Action Required: NA

RV Pads Environmental Assessment	
NA	Finding(s): NA
	Action Required: NA

RV Pads Safety and Health – Fire Prevention & Protection	
See Electric	Finding(s): See Electric Inspection
	Action Required: NA

RV Pads Safety and Health – Occupational (OSHA)	
NA	Finding(s): NA
	Action Required: NA

RV Pads Structural Improvement / Modifications	
NA	Finding(s): NA
	Action Required: NA

Boat Docks

Boat Docks Inspection Findings


Boat Docks Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))	
NA	Finding(s): No Findings
	Action Required: NA

Boat Docks Electric Services Inspection	
NA	Finding(s): No Findings
	Action Required: NA

Boat Docks Environmental – Wastewater (Residential & Toilets / Sewage)	
NA	Finding(s): No Findings
	Action Required: NA

Boat Docks Environmental – Water Supply	
NA	Finding(s): No Findings
	Action Required: NA

Boat Docks Environmental Assessment	
NA	Finding(s): No Findings
	Action Required: NA

Boat Docks Safety and Health – Fire Prevention & Protection	
	Finding(s): Fire hazards such as dry brush, leaves, weeds, and other combustible material are present that can contribute to the spread of a fire.
	Action Required: Clean up all the dry brush, leaves, weeds, and other combustible material are present that can contribute to the spread of a fire.

Boat Docks Safety and Health – Occupational (OSHA)	
NA	Finding(s): No Findings
	Action Required: NA

Boat Docks Structural Improvement / Modifications



Finding(s):

- Boat docks appear to be unsafe and built with no construction codes.
- Some signage has worn away and not legible.

Action Required:

- Several States have put into place basic guidelines for the design and maintenance of Safe Docks. We recommend that a policy be considered to standardize the build and maintenance of docks.
- Replace signage with legible signs.








BOAT DOCKS SITE MODIFICATION / CORRESPONDENCE

Boat Storage Parking

Boat Storage Parking Inspection Findings

Boat Storage Parking Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))	
NA	Finding(s): No Findings Action Required: NA
Boat Storage Parking Electric Services Inspection	
NA	Finding(s): No Findings Action Required: NA
Boat Storage Parking Environmental – Wastewater (Residential & Toilets / Sewage)	
NA	Finding(s): No Findings Action Required: NA
Boat Storage Parking Environmental – Water Supply	
 	Finding(s): Leaking distribution piping. Action Required: All areas of 179 NAC must be followed for Chapter 21 Operation And Maintenance Of Transient Non-Community Public Water Systems 
Boat Storage Parking Environmental Assessment	
NA	Finding(s): No Findings Action Required: NA
Boat Storage Parking Safety and Health – Fire Prevention & Protection	
NA	Finding(s): No Findings Action Required: NA
Boat Storage Parking Safety and Health – Occupational (OSHA)	
NA	Finding(s): No Findings Action Required: NA
Boat Storage Parking Structural Improvement / Modifications	
NA	Finding(s): No Findings Action Required: NA

16 REFERENCES

- ASTM, 2005. American Society for Testing and Materials (ASTM). Standard E 1527-05, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process," 2005.
- NFPA 101 – 2015 – National Fire Protection Agency Life Safety Code
- 43 CFR Part 21 – Occupancy of cabin sites on public conservation and recreation areas
- 43 CFR 429.32 – Use of Bureau of Reclamation Lands, Facilities and Waterbodies
- 43 CFR 423 – Public Conduct on Bureau of Reclamation Facilities, Lands and Waterbodies
- LND 01-03: Recreation Program Management Directives and Standards
- LND 04-02: Concession Management by Non-Federal Partners Directives and Standards
- LND P02: Concessions Management Policy
- LND P04: Recreation Program Policy
- Concession Agreement