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Mahoning County
District Board of Health
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December 8, 2014

Sebastian Rucci
Hotel California
5455 Clarkins Drive
Austintown, Ohio 44515

HAND DELIVERED



RE: Hotel California Notice of Violation Illegal Installation of Plumbing
Proposed Remediation Plan

Dear Mr. Rucci,

Below please find the Mahoning County District Board of Health responses to the proposed plan given to Tim Tusek, Assistant Prosecutor that represents the Board of Health. The proposed plan was intended to bring the Hotel California facility into compliance with the Ohio Uniform Plumbing Code. For convenience, the responses are submitted below each proposed item:

1. Licensed plumber, Chris Crawford, will apply for a plumbing permit from the Mahoning County Health Department to finish the fourth floor fixtures that have not yet been installed. The application will include the plans for all plumbing for the hotel as shown on the architectural drawings approved by Mahoning County Building Department.

This item is accepted with the provision that Chris Crawford of 4 Halo Plumbing demonstrate how the fourth floor plumbing will perform in relation to the uninspected plumbing on floors one through three.

2. Hotel California will pay the Health Department a plumbing fee for all of the fixtures installed in the hotel (all 102 rooms).

This item is accepted if modified to include the required 100% penalty.

3. The Health Department will inspect the installation of fixtures on the fourth floor.

This is accepted.

4. The Mahoning County Health Department will make a final inspection of all plumbing and fixtures to ensure compliance with the plumbing plans shown on the architectural drawings approved by Mahoning County Building Department.

This is accepted. Please open all walls and contract with a licensed plumber that is registered in Mahoning County to test all fixtures and submit all testing data to the Mahoning County Health Department. The licensed plumber shall submit a plan subject to prior approval for all testing and inspection.

5. Hotel California will have all sanitary sewers water jetted by a licensed sewer contractor. The sanitary sewers will also be videoed and recorded and the same will be provided to the Health Department.

This is rejected. Sanitary sewer lines are not the responsibility of the Board of Health. The Board of Health is responsible for building drains. Please note the Board of Health's jurisdiction ends approximately five feet outside the facility. Please address compliance of all building drains that connect to the sanitary sewer as detailed in the Ohio Plumbing Code Section 703.

6. Hotel California has purchased a sewer video camera and will camera any, or all, sewer pipes for inspection as directed by the Mahoning County Health Department.

This is rejected. The Board of Health does not have jurisdiction over sanitary pipes. Please see item #5 to address the requirements for testing and inspection of building drains.

7. The Mahoning County Health Department has indicated a concern over gases if the water in the P-Traps should dry up. Section 1002.4 of the Plumbing Code provides that a fixture trap is not required where water is supplied on a regular basis. Hotel California maintenance will run water on a weekly basis to ensure that traps seals do not dry up. Additionally, the licensed plumber will install Sure Seal Inserts, as necessary, to prevent loss by evaporation.

This section is rejected. Although ensuring that floor traps do not dry up is important, this section is intended for compliance of traps in accordance with, at a minimum, Ohio Plumbing Code Sections 312.11, testing and inspection, and 401 Fixtures.

8. The Mahoning County Health Department has indicated a concern over leaks and to ensure that no leaks exist in the future, Hotel California will provide a report to the Mahoning County Health Department, every two months for one year, detailing the results of an inspection of the plumbing by a licensed plumber. The report will include a visual inspection of each room, confirming that no leaks exist and if leaks were uncovered, the cause of the same, and the remedy undertaken.

This is rejected. All plumbing must be inspected and approved in accordance with the Ohio Plumbing Code.

Sebastian Rucci
Hotel California
December 8, 2014
Page two of three

I hope this is sufficient; however, if you prefer additional things for us to undertake please let me know and I will include them in a letter.

Thank you for everything and Happy Thanksgiving.

Sebastian

Please note the facility remains in violation as detailed in correspondence dated November 5, 2014. Please have a licensed, registered plumber submit the required plan and proposal for permitting by close of business on December 15, 2014.

Should you have any questions or concerns about the requirements, please contact John Lubonovic, Certified Plumbing Inspector, or myself at your earliest convenience.

Respectfully,

A handwritten signature in black ink that reads "Mary Helen Smith". The signature is written in a cursive, flowing style.

Mary Helen Smith, MPH, RS
Director of Environmental Health

cc: Mike Dockry, Austintown Township Administrator
Jeff Uroseva, Mahoning County Chief Building Official
Linette Stratford, Chief Mahoning County Assistant Prosecutor
Tim Tusek, Mahoning County Assistant Prosecutor
Carol Ross, Ohio Department of Commerce, Licensing Board
Jack Soma, Ohio Department of Commerce Chief Plumbing Inspector
Jeff Eaton, Board of Building Standards Chief Building Official
File