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](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

cc: tim.mccoy@nebraska.gov
    jim.swenson@nebraska.gov
    bob.bergholz@nebraska.gov
    aric.riggins@nebraska.gov
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, -100.230390
Cambridge, NE

Prepared for:

Bureau of Reclamation

Prepared By:

Lorna G Puntillo
Environmental Scientist
M.S. Industrial Operations
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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**

![Medicine Creek Concession Area Map](image1)

**Figure 2 - Medicine Creek Concession Trailer Map**

![Medicine Creek Concession Trailer Map](image2)
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 resultant 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

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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.

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<th>PARCELF#</th>
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<td>3</td>
<td>320056503</td>
<td>Kipp L Kester</td>
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<td>2013</td>
<td>3-Jun</td>
<td>Purchase</td>
<td>3</td>
<td>320056503</td>
<td>Larry Bass and/or Justin Renner</td>
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<td>NA</td>
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<tr>
<td>YEAR</td>
<td>DATE</td>
<td>SUBJECT</td>
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<td>PARCEL#</td>
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<td>ORGANIZATION</td>
<td>WHO CC'D</td>
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<tr>
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<td>Larry Bass and/or Justin Renner</td>
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<td>Dale and/or Debbie Withington</td>
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<td>NA</td>
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<td>Solid wall porch and open porch w/roof added to property</td>
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<td>1968</td>
<td>21-May</td>
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<td>Darwin J and Kay M Neuhaus</td>
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<td>1950</td>
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<td>NA</td>
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<td>Larry L and Carol A Samway</td>
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<td>1958</td>
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<td>NA</td>
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<td>17-Jul</td>
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<td>6</td>
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<td>Pat A or Barbara A Turner</td>
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<td>NA</td>
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<td>John C and Cheryl L Claussen</td>
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<td>320056929</td>
<td>UKN</td>
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<td>1967</td>
<td>20-May</td>
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<td>Bill Baumbach</td>
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<td>1-Oct</td>
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<td>Allen D Hilton</td>
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<td>Allen D Hilton/Central Anesthesia LLC</td>
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<td>NA</td>
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<td>Matthew C Faw trust</td>
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<td>UKN</td>
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<td>Built wood deck and screen porch open</td>
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<tr>
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<td>5-Aug</td>
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<td>8</td>
<td>320097165</td>
<td>James H Fuller</td>
<td>NE Game &amp; Parks</td>
<td>Roger and Patricia Houser</td>
<td>Medicine Creek Concessionaire</td>
<td>Mike Hoskovec Bill and Michelle Witt</td>
<td>approved to build open deck</td>
<td></td>
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<tr>
<td>YEAR</td>
<td>DATE MONTH/DAY</td>
<td>SUBJECT</td>
<td>Lot #</td>
<td>PARCEL#</td>
<td>FROM</td>
<td>ORGANIZATION</td>
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<td>ORGANIZATION</td>
<td>WHO CC'D</td>
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<td>Eugene Witt Jr</td>
<td>County Assessor</td>
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<td>NA</td>
<td>NA</td>
<td>Built wood deck and open slab porch</td>
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<td>Eugene Witt Jr</td>
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<td>NA</td>
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<tr>
<td>2004</td>
<td>1-Jun</td>
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<td>Steven Vanderbeek &amp; Harold Brown</td>
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<td>Jess &amp; Kristell Randel</td>
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<td>Jess &amp; Kristell Randel</td>
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<td>Charles D or Beth A Haag (Hagg)</td>
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<td>UKN</td>
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<td>NA</td>
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<td>UKN</td>
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<td>Jerry Jurgens</td>
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<tr>
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<td>1-Jul</td>
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<td>Rick Michaelson</td>
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<td>NA</td>
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<td>Sold</td>
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<td>Rick Michaelson</td>
<td>County Assessor</td>
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<td>Scott Hoss</td>
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<td>19-Feb</td>
<td>Purchase</td>
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<tr>
<td>NA</td>
<td>NA</td>
<td>Purchase</td>
<td>11</td>
<td>320056872</td>
<td>Sarah L Crawford</td>
<td>County Assessor</td>
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<td>NA</td>
<td>NA</td>
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<td>1-Jul</td>
<td>Purchase</td>
<td>12</td>
<td>320056880</td>
<td>Bonee Ward &amp; Jodell Chiles</td>
<td>County Assessor</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Bought mobile home for $5,000</td>
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<tr>
<td>YEAR</td>
<td>DATE</td>
<td>SUBJECT</td>
<td>Lot #</td>
<td>PARCEL#</td>
<td>FROM</td>
<td>ORGANIZATION</td>
<td>TO</td>
<td>ORGANIZATION</td>
<td>WHO CC'D</td>
<td>NOTES</td>
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<tr>
<td>2005</td>
<td>5-Aug</td>
<td>Sold</td>
<td>12</td>
<td>320056880</td>
<td>J Moore</td>
<td>County Assessor</td>
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<td>R Phillips</td>
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<tr>
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<td>Bonee Ward &amp; Jodell Chiles</td>
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<td>Gregory &amp; Michelle Sander</td>
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<td>NA</td>
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<tr>
<td>2012</td>
<td>23-Apr</td>
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<td>Gregory &amp; Michelle Sander</td>
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<td>Bill and/or Melissa Larington</td>
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<td>Clark &amp;/or Dawn Andrews</td>
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<td>NA</td>
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<tr>
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<td>16-Jul</td>
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<td>13</td>
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<td>Jay Alberts</td>
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<td>Jay Alberts</td>
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<tr>
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<td>NA</td>
<td>Yr Built</td>
<td>13b</td>
<td>320055612</td>
<td>UNK</td>
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<td>NA</td>
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<td>Paul Ahrens</td>
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<td>Patty B Stevens Sr</td>
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<td>320055612</td>
<td>Patty B Stevens Sr</td>
<td>County Assessor</td>
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<td>NA</td>
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<td>Verna Stagemeyer (Stagemeyer)</td>
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<td>320055612</td>
<td>Bob Eilenberger</td>
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<td>Sold mobile home</td>
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<td>10-Mar</td>
<td>Purchase</td>
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<td>320055612</td>
<td>James D Gamblin</td>
<td>County Assessor</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Sold mobile home</td>
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<tr>
<td>2007</td>
<td>29-May</td>
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<td>320055612</td>
<td>James D Gamblin</td>
<td>County Assessor</td>
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<td>NA</td>
<td>NA</td>
<td>Sold mobile home for $4,800</td>
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<td>Rocky Stone</td>
<td>NA</td>
<td>NA</td>
<td>NE Game &amp; Parks</td>
<td>NA</td>
<td>Request to extend porch roof; letter sent 4-1-2008; stamped received 4-3-2003 by Game &amp; Parks Commission.</td>
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<td>James H Fuller</td>
<td>NE Game &amp; Parks</td>
<td>Roger and Patricia Houser</td>
<td>Medicine Creek Concessionnaire</td>
<td>Mike Hoskovec Rocky Stone</td>
<td>Upgrade denied; home owner still built structure reference pictures, denied addition to mobile</td>
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<td>Rocky &amp; Carolyn Stone</td>
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<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Built screen porch open, solid wall porch, and wood deck</td>
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<tr>
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<td>17-Feb</td>
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<td>320055612</td>
<td>Rocky &amp; Carolyn Stone</td>
<td>County Assessor</td>
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<td>NA</td>
<td>NA</td>
<td>Sold mobile home for $21,000</td>
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<td>17-Feb</td>
<td>Purchase</td>
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<td>320055612</td>
<td>John D Gull &amp;/or Jim E Vetter &amp;/or Travis L Vetter</td>
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<td>NA</td>
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<td>Bought mobile home, porch, and deck for $21,000</td>
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<tr>
<td>YEAR</td>
<td>DATE MONTH/DAY</td>
<td>SUBJECT</td>
<td>Lot #</td>
<td>PARCEL#</td>
<td>FROM</td>
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<td>ORGANIZATION</td>
<td>WHO CC'D</td>
<td>NOTES</td>
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<tr>
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<td>14</td>
<td>320057402</td>
<td>Steven Stansberry (Stansberry’s)</td>
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<td>Trish Houser</td>
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<td>Richard D Michaelson, Jr</td>
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<td>2003</td>
<td>30-Sep</td>
<td>Purchase</td>
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<td>320057402</td>
<td>John &amp; Lorie Berry</td>
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<td>NA</td>
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<td>NA</td>
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<td>14</td>
<td>320057402</td>
<td>Trish Houser</td>
<td>County Assessor</td>
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<td>NA</td>
<td>NA</td>
<td>Sold mobile home</td>
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<tr>
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<td>NA</td>
<td>Purchase</td>
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<td>Luke &amp; Terri Warbortton</td>
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<td>John &amp; Lorie Berry</td>
<td>County Assessor</td>
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<td>NA</td>
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<td>15</td>
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<td>Steve L Pearson</td>
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<tr>
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<td>8-Mar</td>
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<td>15</td>
<td>320057070</td>
<td>Lawrence Cunningham Jr</td>
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<tr>
<td>2007</td>
<td>8-Mar</td>
<td>Purchase</td>
<td>15</td>
<td>320057070</td>
<td>Jeremy &amp; Lindsey Loomis</td>
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<td>NA</td>
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<td>9-Jun</td>
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<td>15</td>
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<td>Jeremy &amp; Lindsey Loomis</td>
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<td>NA</td>
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<tr>
<td>2009</td>
<td>9-Jun</td>
<td>Purchase</td>
<td>15</td>
<td>320057070</td>
<td>Colby and/or Christin Claflin</td>
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<td>NA</td>
<td>Remodel</td>
<td>15</td>
<td>320057070</td>
<td>Jeremy &amp; Lindsey Loomis</td>
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<td>George L Wurm</td>
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<td>NA</td>
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<tr>
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<td>6-Aug</td>
<td>Purchase</td>
<td>16</td>
<td>320057003</td>
<td>Dennis &amp; Marilyn Wahlmeier</td>
<td>County Assessor</td>
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<td>320055752</td>
<td>Ken &amp; Betty Nelson</td>
<td>County Assessor</td>
<td>NA NA NA</td>
<td>Built mobile home</td>
<td></td>
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<tr>
<td>2011</td>
<td>10-Aug</td>
<td>Appraisal</td>
<td>23</td>
<td>320055752</td>
<td>Ken &amp; Betty Nelson</td>
<td>County Assessor</td>
<td>NA NA NA</td>
<td>Boat house and yard shed</td>
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<td>4-Jul</td>
<td>Sold</td>
<td>23</td>
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<td>Ken &amp; Betty Nelson</td>
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<td>Sold mobile home for $40,000</td>
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<td>2013</td>
<td>4-Jul</td>
<td>Purchase</td>
<td>23</td>
<td>320055752</td>
<td>Carrie D Nelson</td>
<td>County Assessor</td>
<td>NA NA NA</td>
<td>Bought mobile home for $40,000</td>
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<td>NA</td>
<td>Remodel</td>
<td>23</td>
<td>320055752</td>
<td>Ken &amp; Betty Nelson</td>
<td>County Assessor</td>
<td>NA NA NA</td>
<td>Built screen porch open and open slab porch</td>
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<tr>
<td>2004</td>
<td>25-Jun</td>
<td>Sold</td>
<td>24</td>
<td>320056600</td>
<td>Greg Vontz</td>
<td>County Assessor</td>
<td>NA NA NA</td>
<td>Sold mobile home for $2,000</td>
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<td>2004</td>
<td>25-Jun</td>
<td>Purchase</td>
<td>24</td>
<td>320056600</td>
<td>Shad &amp; Staci Fiene</td>
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<td>Bought mobile home for $2,000</td>
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<td>UKN</td>
<td>NA</td>
<td>NA NA NA</td>
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<tr>
<td>2012</td>
<td>28-Mar</td>
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<td>24</td>
<td>320056600</td>
<td>Douglas and/or Kristina Witte</td>
<td>County Assessor</td>
<td>NA NA NA</td>
<td>Built wood deck</td>
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<td>28-Mar</td>
<td>Purchase</td>
<td>24</td>
<td>320056600</td>
<td>Shad &amp; Staci Fiene</td>
<td>County Assessor</td>
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<td>Sold mobile home for $25,000</td>
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<td>22-Jun</td>
<td>Sold</td>
<td>25</td>
<td>320056996</td>
<td>Kurt Hamel</td>
<td>County Assessor</td>
<td>NA NA NA</td>
<td>Sold mobile home for $4,500</td>
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<td>2004</td>
<td>22-Jun</td>
<td>Purchase</td>
<td>25</td>
<td>320056996</td>
<td>Ross Ebbers</td>
<td>County Assessor</td>
<td>NA NA NA</td>
<td>Bought mobile home for $4,500</td>
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<td>25</td>
<td>320056996</td>
<td>Ross Ebbers</td>
<td>County Assessor</td>
<td>NA NA NA</td>
<td>Built open porch w/roof</td>
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<td>1959</td>
<td>NA</td>
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<td>26</td>
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<td>UKN</td>
<td>NA</td>
<td>NA NA NA</td>
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<tr>
<td>2009</td>
<td>11-Jun</td>
<td>Site upgrade</td>
<td>26</td>
<td>320056570</td>
<td>James H Fuller</td>
<td>NE Game &amp; Parks</td>
<td>Roger &amp; Patricia Houser</td>
<td>Medicine Creek Concessionnaire</td>
<td>Mike Hoskovec Area Superintendent</td>
<td>approved to build deck</td>
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<tr>
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<td>28-Feb</td>
<td>Appraisal</td>
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<td>Warren &amp; Cathy Jones</td>
<td>County Assessor</td>
<td>NA NA NA</td>
<td>Bought house</td>
<td></td>
<td></td>
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<tr>
<td>2014</td>
<td>24-Mar</td>
<td>Sold</td>
<td>26</td>
<td>320056570</td>
<td>Warren &amp; Cathy Jones</td>
<td>County Assessor</td>
<td>NA NA NA</td>
<td>Sold mobile home for $3,000 (family)</td>
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<td>24-Mar</td>
<td>Purchase</td>
<td>26</td>
<td>320056570</td>
<td>Andy and/or Melanie Wier</td>
<td>County Assessor</td>
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<td>NA</td>
<td>Remodel</td>
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<td>Warren &amp; Cathy Jones</td>
<td>County Assessor</td>
<td>NA NA NA</td>
<td>Built open porch w/roof and wood deck</td>
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<tr>
<td>YEAR</td>
<td>DATE</td>
<td>SUBJECT</td>
<td>Lot #</td>
<td>PARCEL#</td>
<td>FROM</td>
<td>ORGANIZATION</td>
<td>TO</td>
<td>ORGANIZATION</td>
<td>WHO CC'D</td>
<td>NOTES</td>
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<td>1951</td>
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<td>27</td>
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<td>UKN</td>
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<td>NA</td>
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<tr>
<td>2011</td>
<td>1-May</td>
<td>Sold</td>
<td>27</td>
<td>320056783</td>
<td>Vickie M &amp; Griff H Malleck</td>
<td>County Assessor</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Sold mobile home for $35,000</td>
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<td>2011</td>
<td>1-May</td>
<td>Purchase</td>
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<td>Jeff and/or Kelly Erickson</td>
<td>County Assessor</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Bought mobile home for $35,000</td>
<td></td>
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<tr>
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<td>5-Mar</td>
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<td>320056783</td>
<td>Vickie M &amp; Griff H Malleck</td>
<td>County Assessor</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Boat house</td>
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<tr>
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<td>NA</td>
<td>Remodel</td>
<td>27</td>
<td>320056783</td>
<td>Jeff and/or Kelly Erickson</td>
<td>County Assessor</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Built screen porch, open wood deck, open porch w/roof</td>
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<tr>
<td>1949</td>
<td>NA</td>
<td>Yr Built</td>
<td>28</td>
<td>320056805</td>
<td>UKN</td>
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<tr>
<td>1999</td>
<td>17-Jun</td>
<td>Sold</td>
<td>28</td>
<td>320056805</td>
<td>William McBride</td>
<td>County Assessor</td>
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<td>NA</td>
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<td>Sold mobile home for $1,500</td>
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<tr>
<td>1999</td>
<td>17-Jun</td>
<td>Remodel</td>
<td>28</td>
<td>320056805</td>
<td>Jon R Bible</td>
<td>County Assessor</td>
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<td>NA</td>
<td>NA</td>
<td>Bought mobile home for $1,500</td>
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<tr>
<td>2013</td>
<td>18-Mar</td>
<td>Sold</td>
<td>28</td>
<td>320056805</td>
<td>Jon R Bible</td>
<td>County Assessor</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Sold mobile home for $13,500</td>
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<td>18-Mar</td>
<td>Remodel</td>
<td>28</td>
<td>320056805</td>
<td>Misty Hill</td>
<td>County Assessor</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Bought mobile home and boat dock for $13,500</td>
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<tr>
<td>2014</td>
<td>24-May</td>
<td>Sold</td>
<td>28</td>
<td>320056805</td>
<td>Misty Hill</td>
<td>County Assessor</td>
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<td>NA</td>
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<td>Sold mobile home for $7,000</td>
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<td>Lisa A Dutt</td>
<td>County Assessor</td>
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<td>28</td>
<td>320056805</td>
<td>Jon R Bible</td>
<td>County Assessor</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
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<tr>
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<td>30-Jun</td>
<td>Sold</td>
<td>29</td>
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<td>Cheryl Leigh Bethel</td>
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<td>NA</td>
<td>NA</td>
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<td>2008</td>
<td>30-Jun</td>
<td>Purchase</td>
<td>29</td>
<td>320055701</td>
<td>Gregory N, Constance J, Josh R, &amp; Jill R Hill</td>
<td>County Assessor</td>
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<td>NA</td>
<td>NA</td>
<td>Bought mobile home</td>
<td></td>
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<tr>
<td>2014</td>
<td>25-Jan</td>
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<td>NA</td>
<td>NA</td>
<td>Sold mobile home for $25,000</td>
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<tr>
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<td>25-Jan</td>
<td>Purchase</td>
<td>29</td>
<td>320055701</td>
<td>Ben &amp; Jane Widener</td>
<td>County Assessor</td>
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<td>Bought mobile home and boat dock for $25,000</td>
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<td>NA</td>
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<td>29</td>
<td>320055701</td>
<td>Gregory N, Constance J, Josh R, &amp; Jill R Hill</td>
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<td>NA</td>
<td>NA</td>
<td>Built open porch w/roof, open porch w/roof, wood deck</td>
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<tr>
<td>1981</td>
<td>NA</td>
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<td>UKN</td>
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<td>5-Jun</td>
<td>Sold</td>
<td>30</td>
<td>320097085</td>
<td>David W Remmenga</td>
<td>County Assessor</td>
<td>NA</td>
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<td>NA</td>
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<tr>
<td>2008</td>
<td>5-Jun</td>
<td>Purchase</td>
<td>30</td>
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<td>WM L Mohrman</td>
<td>County Assessor</td>
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<td>NA</td>
<td>NA</td>
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<tr>
<td>2009</td>
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<td>WM L Mohrman</td>
<td>County Assessor</td>
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<td>9-Oct</td>
<td>Purchase</td>
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<td>Billy J Witt</td>
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<td>NA</td>
<td>NA</td>
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<td>Remodel</td>
<td>30</td>
<td>320097085</td>
<td>Billy J Witt</td>
<td>County Assessor</td>
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<td>NA</td>
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<td>UKN</td>
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<tr>
<td>2006</td>
<td>23-Jun</td>
<td>Sold</td>
<td>31</td>
<td>320056899</td>
<td>Byron or Joanne Morris</td>
<td>County Assessor</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Sold mobile home for $4,000</td>
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<tr>
<td>2006</td>
<td>23-Jun</td>
<td>Purchase</td>
<td>31</td>
<td>320056899</td>
<td>John C Griggs</td>
<td>County Assessor</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Bought mobile home for $4,000</td>
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<td>17-Aug</td>
<td>Sold</td>
<td>31</td>
<td>320056899</td>
<td>John C Griggs</td>
<td>County Assessor</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Sold mobile home for $4,500</td>
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<tr>
<td>2007</td>
<td>17-Aug</td>
<td>Purchase</td>
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<td>320056899</td>
<td>Dennis &amp; Darlene Heger</td>
<td>County Assessor</td>
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<td>NA</td>
<td>NA</td>
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<td>Dennis &amp; Darlene Heger</td>
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<td>NA</td>
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<td>3-Jul</td>
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<td>Kyle &amp; Abby Emigh</td>
<td>County Assessor</td>
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**Notes:**
- 32: Lot 32
- 320056252: Parcel 056252
- 320057011: Parcel 07011
- 320056430: Parcel 06430
- 320057399: Parcel 07399

**Organizations:**
- NE Game & Parks
- Medicine Creek Lodge
- Faw Motor Company Inc
- ACT Safe, LLC

**Assessors:**
- County Assessor
- James Frey
- Dale Kempt
- Carol Young
- Chadd Sander
- Troy & Pamela Westadt
- Dale Kempt
- Carol Young
- Cody R Kuck
- James H Fuller
- Mike Hoskovec
- Jerry Stevens
- Roger and Patricia Houser

**Pending:**
- Approval
- Request for more drawings
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<td>Frank Urban (Frank, Daniel &amp; Anthony Urban)</td>
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<tr>
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<td>County Assessor</td>
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<td>NE Game &amp; Parks</td>
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<td>Medicine Creek Concessionaire</td>
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Medicine Creek Lodge, Cambridge, NE – Report prepared by ACT Safe, LLC
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<th>DATE</th>
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<th>TO</th>
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<td>Sold mobile home for $1,000</td>
</tr>
<tr>
<td>2010</td>
<td>22-Jan</td>
<td>Purchase</td>
<td>48</td>
<td>320097132</td>
<td>Brian Beaumont</td>
<td>County Assessor</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Bought mobile home for $1,000</td>
</tr>
<tr>
<td>2010</td>
<td>1-Mar</td>
<td>Site upgrade</td>
<td>48</td>
<td>320097132</td>
<td>Mike Hoskovec</td>
<td>NE Game &amp; Parks</td>
<td>Jim Fuller</td>
<td>NE Game &amp; Parks</td>
<td>NA</td>
<td>NA</td>
<td>Request to pour concrete pad for trailer and patio; 3-1-2010, letter received by Game &amp; Parks Commission</td>
</tr>
<tr>
<td>2011</td>
<td>12-Aug</td>
<td>Sold</td>
<td>48</td>
<td>320097132</td>
<td>Brian Beaumont</td>
<td>County Assessor</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Sold mobile home for $23,000</td>
</tr>
<tr>
<td>2011</td>
<td>12-Aug</td>
<td>Purchase</td>
<td>48</td>
<td>320097132</td>
<td>Troy and/or Tina TenBensel and/or Matthew C Faw Trust</td>
<td>County Assessor</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Sold mobile home for $23,000</td>
</tr>
<tr>
<td>2013</td>
<td>22-Aug</td>
<td>Sold</td>
<td>48</td>
<td>320097132</td>
<td>Troy and/or Tina TenBensel and/or Matthew C Faw Trust</td>
<td>County Assessor</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Sold mobile home for $13,050</td>
</tr>
<tr>
<td>2013</td>
<td>22-Aug</td>
<td>Purchase</td>
<td>48</td>
<td>320097132</td>
<td>Troy and/or Tina TenBensel</td>
<td>County Assessor</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Sold mobile home for $13,050</td>
</tr>
<tr>
<td>NA</td>
<td>NA</td>
<td>Remodel</td>
<td>48</td>
<td>320097132</td>
<td>Troy and/or Tina TenBensel and/or Matthew C Faw Trust</td>
<td>County Assessor</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Built open slab porch</td>
</tr>
<tr>
<td>1963</td>
<td>NA</td>
<td>Yr Built</td>
<td>49</td>
<td>320056457</td>
<td>UKN</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>2002</td>
<td>6-Dec</td>
<td>Sold</td>
<td>49</td>
<td>320056457</td>
<td>Jason Nagy</td>
<td>County Assessor</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Sold mobile home for $900</td>
</tr>
<tr>
<td>2002</td>
<td>6-Dec</td>
<td>Purchase</td>
<td>49</td>
<td>320056457</td>
<td>M Dean &amp; Mona Jean Ryker</td>
<td>County Assessor</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Sold mobile home for $900</td>
</tr>
<tr>
<td>2002</td>
<td>NA</td>
<td>Sold</td>
<td>49</td>
<td>320056457</td>
<td>John Ekberg</td>
<td>County Assessor</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Sold mobile home</td>
</tr>
<tr>
<td>2002</td>
<td>NA</td>
<td>Purchase</td>
<td>49</td>
<td>320056457</td>
<td>Jason Nagy</td>
<td>County Assessor</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Sold mobile home</td>
</tr>
<tr>
<td>2007</td>
<td>29-Jun</td>
<td>Sold</td>
<td>49</td>
<td>320056457</td>
<td>M Dean &amp; Mona Jean Ryker</td>
<td>County Assessor</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Sold mobile home for $2,000</td>
</tr>
<tr>
<td>2007</td>
<td>29-Jun</td>
<td>Purchase</td>
<td>49</td>
<td>320056457</td>
<td>Gary or Norma Yeutter</td>
<td>County Assessor</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Sold mobile home for $2,000</td>
</tr>
<tr>
<td>2009</td>
<td>14-Apr</td>
<td>Sold</td>
<td>49</td>
<td>320056457</td>
<td>Gary &amp; Norma Yeutter</td>
<td>County Assessor</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Sold mobile home for $1,402</td>
</tr>
<tr>
<td>2009</td>
<td>14-Apr</td>
<td>Purchase</td>
<td>49</td>
<td>320056457</td>
<td>Ronald A Bernier</td>
<td>County Assessor</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Sold mobile home for $1,402</td>
</tr>
<tr>
<td>2010</td>
<td>7-Jul</td>
<td>Sold</td>
<td>49</td>
<td>320056457</td>
<td>Ronald A Bernier</td>
<td>County Assessor</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Sold mobile home for $4,000</td>
</tr>
<tr>
<td>2010</td>
<td>7-Jul</td>
<td>Purchase</td>
<td>49</td>
<td>320056457</td>
<td>Jeffrey &amp; Kelly Erickson</td>
<td>County Assessor</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Sold mobile home for $4,000</td>
</tr>
<tr>
<td>2011</td>
<td>15-Aug</td>
<td>Sold</td>
<td>49</td>
<td>320056457</td>
<td>Jeffrey &amp; Kelly Erickson</td>
<td>County Assessor</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Sold mobile home for $5,000</td>
</tr>
<tr>
<td>2011</td>
<td>15-Aug</td>
<td>Purchase</td>
<td>49</td>
<td>320056457</td>
<td>Jeremy Bain</td>
<td>County Assessor</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Sold mobile home for $5,000</td>
</tr>
<tr>
<td>2012</td>
<td>14-Mar</td>
<td>Sold</td>
<td>49</td>
<td>320056457</td>
<td>Jeremy Bain</td>
<td>County Assessor</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Sold mobile home for $6,000</td>
</tr>
<tr>
<td>2012</td>
<td>14-Mar</td>
<td>Purchase</td>
<td>49</td>
<td>320056457</td>
<td>Rick and/or Ann Teel</td>
<td>County Assessor</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Sold mobile home for $6,000</td>
</tr>
<tr>
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<td>NA</td>
<td>Remodel</td>
<td>49</td>
<td>320056457</td>
<td>Rick and/or Ann Teel</td>
<td>County Assessor</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Built wood deck, open porch w/roof</td>
</tr>
<tr>
<td>YEAR</td>
<td>DATE</td>
<td>SUBJECT</td>
<td>LOT #</td>
<td>PARCEL#</td>
<td>FROM</td>
<td>ORGANIZATION</td>
<td>TO</td>
<td>ORGANIZATION</td>
<td>WHO CC'D</td>
<td>NOTES</td>
<td></td>
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<tr>
<td>------</td>
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<td></td>
</tr>
<tr>
<td>1972</td>
<td>NA</td>
<td>Yr Built</td>
<td>50</td>
<td>320057445</td>
<td>UKN</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td></td>
</tr>
<tr>
<td>2006</td>
<td>22-Aug</td>
<td>Site upgrade</td>
<td>50</td>
<td>320057445</td>
<td>James H Fuller</td>
<td>NE Game &amp; Parks</td>
<td>NA</td>
<td>Roger and Patricia Houser</td>
<td>Medicine Creek Concessionaire</td>
<td>Mike Hoskovec</td>
<td>approved to install screened deck, covered deck, and open deck</td>
</tr>
<tr>
<td>2006</td>
<td>NA</td>
<td>Remodel</td>
<td>50</td>
<td>320057445</td>
<td>Michael G Gall</td>
<td>County Assessor</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Built wood deck, solid wall porch</td>
</tr>
<tr>
<td>2012</td>
<td>24-Jan</td>
<td>Sold</td>
<td>50</td>
<td>320057445</td>
<td>Michael G Gall</td>
<td>County Assessor</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Sold mobile home for $10,000</td>
</tr>
<tr>
<td>2012</td>
<td>24-Jan</td>
<td>Purchase</td>
<td>50</td>
<td>320057445</td>
<td>Mark or Brenda Hayes</td>
<td>County Assessor</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Bought mobile home for $10,000</td>
</tr>
<tr>
<td>NA</td>
<td>NA</td>
<td>Sold</td>
<td>50</td>
<td>320057445</td>
<td>James M &amp; Cheryl Stevens</td>
<td>County Assessor</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Sold mobile home for $7,750</td>
</tr>
<tr>
<td>NA</td>
<td>NA</td>
<td>Purchase</td>
<td>50</td>
<td>320057445</td>
<td>Michael G Gall &amp; Lanny Green</td>
<td>County Assessor</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Bought mobile home for $7,750</td>
</tr>
<tr>
<td>NA</td>
<td>NA</td>
<td>Sold</td>
<td>50</td>
<td>320057445</td>
<td>Lanny Green</td>
<td>County Assessor</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Sold mobile home for $2,000</td>
</tr>
<tr>
<td>NA</td>
<td>NA</td>
<td>Purchase</td>
<td>50</td>
<td>320057445</td>
<td>Michael G Gall</td>
<td>County Assessor</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Bought mobile home for $2,000</td>
</tr>
<tr>
<td>1976</td>
<td>NA</td>
<td>Yr Built</td>
<td>52</td>
<td>320056821</td>
<td>UKN</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td></td>
</tr>
<tr>
<td>2008</td>
<td>19-May</td>
<td>Sold</td>
<td>52</td>
<td>320056821</td>
<td>Patricia A &amp; Roger D Houser</td>
<td>County Assessor</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Sold mobile home for $8,000</td>
</tr>
<tr>
<td>2014</td>
<td>14-Mar</td>
<td>Purchase</td>
<td>52</td>
<td>320056821</td>
<td>Danny D &amp; Kim K Parrett</td>
<td>County Assessor</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Bought mobile home for $8,000</td>
</tr>
<tr>
<td>NA</td>
<td>NA</td>
<td>Remodel</td>
<td>52</td>
<td>320056821</td>
<td>Danny &amp; Kimberly Parrett</td>
<td>County Assessor</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Bought mobile home for $7,500</td>
</tr>
<tr>
<td>1999</td>
<td>6-Jul</td>
<td>Sold</td>
<td>53</td>
<td>320056163</td>
<td>Raymond E &amp; Patricia A Fisher</td>
<td>County Assessor</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
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</tr>
<tr>
<td>2005</td>
<td>6-May</td>
<td>Sold</td>
<td>53</td>
<td>320056163</td>
<td>Charles R Jordan</td>
<td>County Assessor</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Bought mobile home for $7,500</td>
</tr>
<tr>
<td>2005</td>
<td>6-May</td>
<td>Purchase</td>
<td>53</td>
<td>320056163</td>
<td>James M &amp; Cheryl Stevens</td>
<td>County Assessor</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
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</tr>
<tr>
<td>2008</td>
<td>5-Aug</td>
<td>Site upgrade</td>
<td>53</td>
<td>320056163</td>
<td>James H Fuller</td>
<td>NE Game &amp; Parks</td>
<td>NA</td>
<td>Roger and Patricia Houser</td>
<td>Medicine Creek Concessionaire</td>
<td>Mike Hoskovec</td>
<td>Jim Stevens</td>
</tr>
<tr>
<td>2011</td>
<td>10-Aug</td>
<td>Appraisal</td>
<td>53</td>
<td>320056163</td>
<td>Jim or Cheryl Stevens</td>
<td>County Assessor</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Carport, yard shed</td>
</tr>
<tr>
<td>NA</td>
<td>NA</td>
<td>Remodel</td>
<td>53</td>
<td>320056163</td>
<td>Jim or Cheryl Stevens</td>
<td>County Assessor</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Built screen porch open, wood deck, wood deck</td>
</tr>
<tr>
<td>1993</td>
<td>NA</td>
<td>Yr Built</td>
<td>54</td>
<td>320056147</td>
<td>UKN</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
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<td>NA</td>
<td></td>
</tr>
<tr>
<td>2011</td>
<td>5-Mar</td>
<td>Remodel</td>
<td>54</td>
<td>320056147</td>
<td>Howard T &amp; Erline R Davis</td>
<td>County Assessor</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Replaced top of deck, roof + added two feet to width</td>
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<tr>
<td>NA</td>
<td>NA</td>
<td>Sold</td>
<td>54</td>
<td>320056147</td>
<td>Howard T Davis</td>
<td>County Assessor</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Built screen porch open</td>
</tr>
<tr>
<td>NA</td>
<td>NA</td>
<td>Site upgrade</td>
<td>54</td>
<td>320056147</td>
<td>Davis</td>
<td>County Assessor</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Request to extend porch</td>
</tr>
<tr>
<td>1961</td>
<td>NA</td>
<td>Yr Built</td>
<td>55</td>
<td>320056639</td>
<td>UKN</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
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<tr>
<td>2002</td>
<td>21-Feb</td>
<td>Sold</td>
<td>55</td>
<td>320056639</td>
<td>Arapahoe Telephone co</td>
<td>County Assessor</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Sold mobile home for $6,750</td>
</tr>
<tr>
<td>2002</td>
<td>21-Feb</td>
<td>Purchase</td>
<td>55</td>
<td>320056639</td>
<td>Barry &amp; Corder</td>
<td>County Assessor</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Bought mobile home for $6,750</td>
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<tr>
<td>2011</td>
<td>10-Aug</td>
<td>Sold</td>
<td>55</td>
<td>320056639</td>
<td>Barry &amp; Corder</td>
<td>County Assessor</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Sold mobile home for $40,000</td>
</tr>
<tr>
<td>2011</td>
<td>10-Aug</td>
<td>Purchase</td>
<td>55</td>
<td>320056639</td>
<td>Greg &amp; Connie Hill</td>
<td>County Assessor</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Bought mobile home for $40,000</td>
</tr>
<tr>
<td>2011</td>
<td>12-Aug</td>
<td>Appraisal</td>
<td>55</td>
<td>320056639</td>
<td>Barry &amp; Corder</td>
<td>County Assessor</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Yard shed</td>
</tr>
<tr>
<td>NA</td>
<td>NA</td>
<td>Remodel</td>
<td>55</td>
<td>320056639</td>
<td>Greg &amp; Connie Hill</td>
<td>County Assessor</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Built open porch w/roof, wood deck</td>
</tr>
<tr>
<td>YEAR</td>
<td>DATE</td>
<td>SUBJECT</td>
<td>Lot #</td>
<td>PARCEL#</td>
<td>FROM</td>
<td>ORGANIZATION</td>
<td>TO</td>
<td>ORGANIZATION</td>
<td>WHO CC'D</td>
<td>NOTES</td>
<td></td>
</tr>
<tr>
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<td>------</td>
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<td>---------</td>
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<td></td>
</tr>
<tr>
<td>1993</td>
<td>23-Aug</td>
<td>Tank Closure Checklist</td>
<td>NA</td>
<td>NA</td>
<td>Greg Rasmussem Deputy Fire Marshall</td>
<td>NE Fire Marshall</td>
<td>Roger and Patricia Houser</td>
<td>Medicine Creek Lodge</td>
<td>NA</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>1993</td>
<td>23-Aug</td>
<td>Supplemental Report</td>
<td>NA</td>
<td>NA</td>
<td>Greg Rasmussem Deputy Fire Marshall</td>
<td>NE Fire Marshall</td>
<td>NA</td>
<td>NA</td>
<td>Donald Burton, Roger Houser</td>
<td>Detailed narration of tank removal, was done before Fire Marshall arrived; report notes backfill dirt was green-grey in color.</td>
<td></td>
</tr>
<tr>
<td>1993</td>
<td>23-Aug</td>
<td>Responsible party information</td>
<td>NA</td>
<td>NA</td>
<td>DEQ spill report</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Assigned responsibility to Housers</td>
<td></td>
</tr>
<tr>
<td>1993</td>
<td>30-Aug</td>
<td>Closure Assessment Report</td>
<td>NA</td>
<td>NA</td>
<td>Donald Burton Certified Tank Closer</td>
<td>Burton Well Drilling</td>
<td>NA</td>
<td>NE DEQ</td>
<td>NA</td>
<td>Closure Assessment Report from NE State Fire Marshall, comments, site map, Site Plan, Chain of custody, Analytical Report, Permit to 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.</td>
<td></td>
</tr>
<tr>
<td>1993</td>
<td>16-Sep</td>
<td>Site assessment report</td>
<td>NA</td>
<td>NA</td>
<td>Nancy Mann, Geologist</td>
<td>Ground Water Section Water Quality Division</td>
<td>Patricia Houser</td>
<td>Medicine Creek Lodge</td>
<td>Clark Conklin State Fire Marshall</td>
<td>Remediation action 2 wanted, distance to surface water 700 ft, ground water 35 ft</td>
<td></td>
</tr>
<tr>
<td>2000</td>
<td>24-Apr</td>
<td>Follow up inspection letter</td>
<td>NA</td>
<td>NA</td>
<td>David Bertram</td>
<td>NE State Fire Marshall</td>
<td>Fred Ore</td>
<td>Bureau of Reclamation</td>
<td>Patricia Houser</td>
<td>Class B fire rating, fire extinguishers, plug ins, electric boxes, propane tanks, gas, smoke detectors, clean up, street signs</td>
<td></td>
</tr>
<tr>
<td>2000</td>
<td>24-Apr</td>
<td>Follow up inspection letter</td>
<td>NA</td>
<td>NA</td>
<td>Michael Gould</td>
<td>NE Health and Human Services System</td>
<td>Jay Leasure</td>
<td>Bureau of Reclamation</td>
<td>NA</td>
<td>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</td>
<td></td>
</tr>
<tr>
<td>2000</td>
<td>20-Jun</td>
<td>Recreation Safety and Health Compliance Reviews</td>
<td>NA</td>
<td>NA</td>
<td>Craig Peterson, Group leader Infrastructure Services</td>
<td>Bureau of Reclamation</td>
<td>Jay Leasure</td>
<td>Area manager, Grand Island, NE</td>
<td>S Anderson, Vic Feuerstein, Mike Delvaux</td>
<td>Fire Protection (Life Safety Code), Public safety, posting, electric shock hazard, fire hazard, chemical storage, asbestos, lead paint, hazardous waste storage, fueling station safety, propane tank location and protection, fall protection on ramps, stairs and docks, rodent infestation issues, food storage/ prep</td>
<td></td>
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<tr>
<td>YEAR</td>
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<td>SUBJECT</td>
<td>Lot #</td>
<td>PARCEL#</td>
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<td>WHO CC'D</td>
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<tr>
<td>2000</td>
<td>21-Jun</td>
<td>Recreation Safety and Health Compliance Reviews</td>
<td>NA</td>
<td>NA</td>
<td>Kent Heidt, Contracts and Environmental Services Director</td>
<td>Bureau of Reclamation</td>
<td>Jay Leasure</td>
<td>Area manager, Grand Island, NE</td>
<td>Fred, Jori, Jay, Mike D</td>
<td>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</td>
<td></td>
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<tr>
<td>2000</td>
<td>30-Oct</td>
<td>standards for Mobile home parks</td>
<td>NA</td>
<td>NA</td>
<td>UNK</td>
<td>NA</td>
<td>UNK</td>
<td>NE Game &amp; Parks</td>
<td>NA</td>
<td>Concessionaire responsibilities</td>
<td></td>
</tr>
<tr>
<td>2000</td>
<td>14-Dec</td>
<td>Review findings letter</td>
<td>NA</td>
<td>NA</td>
<td>James H Fuller, Administrator, Parks Division</td>
<td>Patricia Houser</td>
<td>Medicine Creek Lodge</td>
<td>Roger Kuhn, Jim Carney, Irvin Long</td>
<td>Health and Safety issues identified at inspection</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2002</td>
<td>10-May</td>
<td>Follow up inspection letter</td>
<td>NA</td>
<td>NA</td>
<td>Michael Hoef Deput State Fire Marshall</td>
<td>NE State Fire Marshall</td>
<td>Patricia Houser</td>
<td>Medicine Creek Lodge</td>
<td>Jim Fuller NE Game &amp; Parks Commission</td>
<td>propane tanks, distance of trailers, porches, decks, general clean up, wiring</td>
<td></td>
</tr>
<tr>
<td>2003</td>
<td>4-Mar</td>
<td>Notice of Release Incident File Reactivation</td>
<td>NA</td>
<td>NA</td>
<td>John K Fogerty, Geologist</td>
<td>LUST/RA Section</td>
<td>Roger and Patricia Houser</td>
<td>Medicine Creek Lodge</td>
<td>NA</td>
<td>funds available, Tier I investigation, possible Tier II, Remedial Action Plan, Clean up / monitoring, Site Closure, 4-20-2003, deadline given in letter for Tier 1 Pre-Investigation Assessment Work Plan Form (enclosed) to be submitted to Dept of Environmental Quality.</td>
<td></td>
</tr>
<tr>
<td>2003</td>
<td>20-Mar</td>
<td>Source water assessment</td>
<td>NA</td>
<td>NA</td>
<td>Deana Kelley Source Water Coordinator</td>
<td>NE Department of Agriculture</td>
<td>Patricia Houser</td>
<td>Medicine Creek Lodge</td>
<td>NA</td>
<td>Well# 731, Status: Permanent, Vulnerable? No</td>
<td></td>
</tr>
<tr>
<td>2003</td>
<td>8-Apr</td>
<td>Notification to prepare the Tier I Site Investigation Work Plan Form</td>
<td>NA</td>
<td>NA</td>
<td>John K Fogerty, Geologist</td>
<td>LUST/RA Section</td>
<td>Patricia Houser</td>
<td>Medicine Creek Lodge</td>
<td>John Wilkinson</td>
<td>Risk based Correction Action (RCBA) due 5-9-2003</td>
<td></td>
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<tr>
<td>YEAR</td>
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<td>WHO CC'D</td>
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<tr>
<td>2003</td>
<td>9-Jun</td>
<td>Tier I Site Investigation Work Plan</td>
<td>NA</td>
<td>NA</td>
<td>John D Wilkinson, President</td>
<td>Saberprobe LLC</td>
<td>Roger and Patricia Houser</td>
<td>Medicine Creek Lodge</td>
<td>NA</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>2003</td>
<td>7-Jul</td>
<td>tank removal</td>
<td>NA</td>
<td>NA</td>
<td>Roger and Patricia Houser</td>
<td>Medicine Creek Lodge</td>
<td>Mr Fogerty</td>
<td>NE Department of Environmental Quality</td>
<td>NA</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>2003</td>
<td>19-Aug</td>
<td>Closure Assessment Report Follow up</td>
<td>NA</td>
<td>NA</td>
<td>Tammie Holley Administrative Assistant Petroleum Remediation Section</td>
<td>State of Nebraska</td>
<td>Roger and Patricia Houser</td>
<td>Medicine Creek Lodge</td>
<td>NA</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>2004</td>
<td>1-Jul</td>
<td>questions</td>
<td>NA</td>
<td>NA</td>
<td>UNK</td>
<td>NA</td>
<td>Jim Fuller</td>
<td>NE Game &amp; Parks</td>
<td>NA</td>
<td>Answer sent 7-10-2004 to unknown person regarding public access to boat dock/boat house and its contents</td>
<td></td>
</tr>
<tr>
<td>2006</td>
<td>10-Feb</td>
<td>Site upgrade</td>
<td>NA</td>
<td>UNK</td>
<td>James H Fuller</td>
<td>NE Game &amp; Parks</td>
<td>Roger and Patricia Houser</td>
<td>Medicine Creek Concessionaire</td>
<td>Mike Hoskovec</td>
<td>approved to install wood and metal pier with floating dock</td>
<td></td>
</tr>
<tr>
<td>2008</td>
<td>12-Nov</td>
<td>Concession Inspection Report</td>
<td>NA</td>
<td>NA</td>
<td>James H Fuller</td>
<td>NE Game &amp; Parks</td>
<td>Roger and Patricia Houser</td>
<td>Medicine Creek Lodge</td>
<td>Mike Hoskovec, Jay Leasure</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>2008</td>
<td>19-Dec</td>
<td>Mobile Home Report</td>
<td>NA</td>
<td>NA</td>
<td>Patricia Houser</td>
<td>Medicine Creek Lodge</td>
<td>NA</td>
<td>Frontier County Assessors Office</td>
<td>NA</td>
<td>List of trailer owners, by lot number, with mailing address, trade name of mobile home, and mobile home dimensions.</td>
<td></td>
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<tr>
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<td>WHO CC'D</td>
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<tr>
<td>2009</td>
<td>26-Jun</td>
<td>Seasonal Trailer Site Permit</td>
<td>NA</td>
<td>NA</td>
<td>Roger and Patricia Houser</td>
<td>Medicine Creek Lodge</td>
<td>Trail 1 residents</td>
<td>NA</td>
<td>NA</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>2010</td>
<td>1-May</td>
<td>concession permit agreement/renewal</td>
<td>NA</td>
<td>NA</td>
<td>Roger L Kuhn Assistant Director</td>
<td>NE Game &amp; Parks</td>
<td>Roger and Patricia Houser</td>
<td>Medicine Creek Lodge</td>
<td>NA</td>
<td>17 page document, no signatures, trailer permits for one year only, not to exceed 4 years.</td>
<td></td>
</tr>
<tr>
<td>2011</td>
<td>3-Feb</td>
<td>add to Swanson contract</td>
<td>NA</td>
<td>NA</td>
<td>Jay Leasure</td>
<td>NE Game &amp; Parks</td>
<td>Jim Fuller, Kirk Nelson, Troy Brown</td>
<td>NE Game &amp; Parks</td>
<td>NA</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>2011</td>
<td>3-Feb</td>
<td>add to Swanson contract</td>
<td>NA</td>
<td>NA</td>
<td>Steve Anderson</td>
<td>NA</td>
<td>Jay Leasure</td>
<td>NE Game &amp; Parks</td>
<td>NA</td>
<td>Compensation question regarding improvements the concessionaire makes; observed that this concern is not addressed in Swanson contract. Includes item 9. Compensation in email.</td>
<td></td>
</tr>
<tr>
<td>2011</td>
<td>3-Mar</td>
<td>Med Creek concession</td>
<td>NA</td>
<td>NA</td>
<td>Jim Fuller Assistant Division Administrator</td>
<td>NE Game &amp; Parks</td>
<td>Jay Leasure</td>
<td>USBR</td>
<td>Kirk Nelson, Mike Hoskovec</td>
<td>Email requesting review of Med Creek Concession agreement before Housers receive it to sign; request specific review of Sections J3 and J5.</td>
<td></td>
</tr>
<tr>
<td>2011</td>
<td>8-Mar</td>
<td>Med Creek concession</td>
<td>NA</td>
<td>NA</td>
<td>Jay Leasure</td>
<td>USBR</td>
<td>Jim Fuller</td>
<td>NE Game &amp; Parks</td>
<td>Kirk Nelson, Mike Hoskovec</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>2011</td>
<td>1-May</td>
<td>Concession Agreement</td>
<td>NA</td>
<td>NA</td>
<td>Roger and Patricia Houser</td>
<td>Medicine Creek Lodge</td>
<td>NA</td>
<td>NE Game &amp; Parks</td>
<td>NA</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>2011</td>
<td>1-Nov</td>
<td>Concession Agreement</td>
<td>NA</td>
<td>NA</td>
<td>Doug Breining</td>
<td>Medicine Creek Lodge LLC</td>
<td>NA</td>
<td>NE Game &amp; Parks</td>
<td>NA</td>
<td>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.</td>
<td></td>
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<td>WHO CC'D</td>
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<tr>
<td>2011</td>
<td>NA</td>
<td>Sale of Concession Timeline</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NE Game &amp; Parks</td>
<td>NA</td>
<td>timeline goes from May 2011 to February 2017</td>
<td></td>
</tr>
<tr>
<td>2011</td>
<td>NA</td>
<td>Hello letter</td>
<td>NA</td>
<td>NA</td>
<td>Cody Kuck</td>
<td>Medicine Creek Lodge LLC</td>
<td>all Residents</td>
<td>Medicine Creek</td>
<td>NA</td>
<td>NA</td>
<td></td>
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<tr>
<td>2011</td>
<td>NA</td>
<td>Seasonal Trailer Site Permit</td>
<td>NA</td>
<td>NA</td>
<td>Roger and Patricia Houser</td>
<td>Medicine Creek Lodge</td>
<td>Trail 1 residents</td>
<td>NE Game &amp; Parks</td>
<td>NA</td>
<td>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)</td>
<td></td>
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<tr>
<td>2012</td>
<td>17-Jan</td>
<td>business plan</td>
<td>NA</td>
<td>NA</td>
<td>Kirk Nelson</td>
<td>NE Game &amp; Parks</td>
<td>Cody Kuck</td>
<td>Medicine Creek Concessionaire</td>
<td>Roger Kuhn, Jim Fuller, Jay Leausre, Ken Cobb</td>
<td>email sent requesting business plan to justify approval of rate increase; advisement of NGPC policy regarding rate increase approval</td>
<td></td>
</tr>
<tr>
<td>2012</td>
<td>17-Jan</td>
<td>business plan</td>
<td>NA</td>
<td>NA</td>
<td>Cody Kuck</td>
<td>Medicine Creek Lodge LLC</td>
<td>Kirk Nelson</td>
<td>NE Game &amp; Parks</td>
<td>NA</td>
<td>email sent- no time to create business plan, dealing with septic issues</td>
<td></td>
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<tr>
<td>2012</td>
<td>17-Jan</td>
<td>business plan</td>
<td>NA</td>
<td>NA</td>
<td>Kirk Nelson</td>
<td>NE Game &amp; Parks</td>
<td>Cody Kuck</td>
<td>Medicine Creek Concessionaire</td>
<td>NA</td>
<td>email request for a business plan and map, request for information from meeting with Cabin Owners Committee regarding rental rate increase and improvements approval</td>
<td></td>
</tr>
<tr>
<td>2012</td>
<td>17-Jan</td>
<td>DEQ waste water treatment rules and regs</td>
<td>NA</td>
<td>NA</td>
<td>Cody Kuck</td>
<td>Medicine Creek Lodge LLC</td>
<td>Kirk Nelson</td>
<td>NE Game &amp; Parks</td>
<td>NA</td>
<td>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</td>
<td></td>
</tr>
<tr>
<td>2012</td>
<td>24-Feb</td>
<td>Medicine Creek Cabin Owners Association</td>
<td>NA</td>
<td>NA</td>
<td>Thomas D Carpenter</td>
<td>On behalf of the association</td>
<td>Mr. Nelson</td>
<td>NE Game &amp; Parks</td>
<td>NA</td>
<td>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</td>
<td></td>
</tr>
<tr>
<td>2012</td>
<td>24-Feb</td>
<td>signature page acknowledgment</td>
<td>NA</td>
<td>NA</td>
<td>Kirk Nelson</td>
<td>NE Game &amp; Parks</td>
<td>Doug Breinig</td>
<td>Medicine Creek Concessionaire</td>
<td>Roger Kuhn, Parks Division Administrator, Ken Cobb Area Superintendent</td>
<td>Agreement signed 11-1-11, Purchase Agreement, Management Agreement, rate increase, refunds?, business plan</td>
<td></td>
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</tbody>
</table>

Medicine Creek Lodge, Cambridge, NE – Report prepared by ACT Safe, LLC
<table>
<thead>
<tr>
<th>YEAR</th>
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<th>SUBJECT</th>
<th>Lot #</th>
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<th>TO</th>
<th>ORGANIZATION</th>
<th>WHO CC'D</th>
<th>NOTES</th>
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<tr>
<td>2012</td>
<td>27-Feb</td>
<td>Contract Resolution</td>
<td>NA</td>
<td>NA</td>
<td>Thomas D Carpenter</td>
<td>On behalf of the association</td>
<td>Kirk Nelson</td>
<td>NE Game &amp; Parks</td>
<td>NA</td>
<td>agreed upon a 5 year rate, operating plan with short and long term goals</td>
</tr>
<tr>
<td>2012</td>
<td>18-Jun</td>
<td>MCL Dry Dock Proposal</td>
<td>NA</td>
<td>NA</td>
<td>Cody Kuck</td>
<td>Medicine Creek Lodge LLC</td>
<td>Kirk Nelson</td>
<td>NE Game &amp; Parks</td>
<td>NA</td>
<td>Proposal attached</td>
</tr>
<tr>
<td>2012</td>
<td>19-Jun</td>
<td>MCL Dry Dock Proposal</td>
<td>NA</td>
<td>NA</td>
<td>Kirk Nelson</td>
<td>NE Game &amp; Parks</td>
<td>Cody Kuck</td>
<td>Medicine Creek Concessionaire</td>
<td>Jim Fuller, Ken Cobb, <a href="mailto:msimpson@usbreg.gov">msimpson@usbreg.gov</a></td>
<td>positive initial review of plan to create open area to store boats and trailers; request/suggestions for plan improvement before approval can be granted</td>
</tr>
<tr>
<td>2012</td>
<td>26-Nov</td>
<td>Quarterly Coliform</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NE Public Health Environmental Laboratory</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Mr. Breinig collected 5 samples, all with same serial number? Results? Laboratory #208006 used to collect up to 8 or 9 samples</td>
</tr>
<tr>
<td>2012</td>
<td>NA</td>
<td>Operating Plan</td>
<td>NA</td>
<td>NA</td>
<td>Cody Kuck, Vicki Adams</td>
<td>Medicine Creek Lodge LLC</td>
<td>NA</td>
<td>NE Game &amp; Parks</td>
<td>NA</td>
<td>Objective for owning the lodge, business plan of action</td>
</tr>
<tr>
<td>2012</td>
<td>NA</td>
<td>Renewal update letter, Cody Resident Letter</td>
<td>NA</td>
<td>NA</td>
<td>Cody Kuck</td>
<td>Medicine Creek Lodge LLC</td>
<td>NA</td>
<td>NE Game &amp; Parks</td>
<td>NA</td>
<td>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</td>
</tr>
<tr>
<td>2013</td>
<td>17-Apr</td>
<td>Assignment of Membership Units</td>
<td>NA</td>
<td>NA</td>
<td>Cody Kuck</td>
<td>Medicine Creek Lodge LLC</td>
<td>NA</td>
<td>NE Game &amp; Parks</td>
<td>Thomas P. Patterson, General Notary Public of Nebraska</td>
<td>Cody signed over his shares to Doug Breinig</td>
</tr>
<tr>
<td>2013</td>
<td>17-May</td>
<td>Medicine Creek Lodge Concession Area, Cambridge, NE</td>
<td>NA</td>
<td>NA</td>
<td>Michael S Gould, REHS, NDHHS-Public Health</td>
<td>NDHHS-Public Health</td>
<td>Nik Johanson</td>
<td>Bureau of Reclamation</td>
<td>Jack Daniel, NDHHS; Kirk Nelson, NGPC; Ron Wunibald, NDEQ; William Nolan Jr., State Elec Div; Brad &amp; Laura Peltier, Home Owners Association</td>
<td>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</td>
</tr>
<tr>
<td>2014</td>
<td>3-Apr</td>
<td>Target Elevation</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>longitude/latitude with pics</td>
</tr>
<tr>
<td>2014</td>
<td>29-May</td>
<td>Food Inspection Report</td>
<td>NA</td>
<td>NA</td>
<td>Ray Tuller Inspector</td>
<td>NE Department of Agriculture</td>
<td>Diane Hannah</td>
<td>Medicine Creek Lodge LLC</td>
<td>NA</td>
<td>findings, single use and single serve articles, proper blackflow plumbing</td>
</tr>
<tr>
<td>YEAR</td>
<td>DATE</td>
<td>SUBJECT</td>
<td>Lot #</td>
<td>PARCEL#</td>
<td>FROM</td>
<td>ORGANIZATION</td>
<td>TO</td>
<td>ORGANIZATION</td>
<td>WHO CC'D</td>
<td>NOTES</td>
</tr>
<tr>
<td>------</td>
<td>------</td>
<td>---------</td>
<td>-------</td>
<td>---------</td>
<td>-------</td>
<td>--------------</td>
<td>----</td>
<td>--------------</td>
<td>----------</td>
<td>-------</td>
</tr>
<tr>
<td>2014</td>
<td>14-Oct</td>
<td>Medicine Creek Lodge</td>
<td>NA</td>
<td>NA</td>
<td>Kirk Nelson Western Region Parks Manager</td>
<td>NE Game &amp; Parks</td>
<td>Nikolau Johanson</td>
<td>Bureau of Reclamation</td>
<td>Bob Bergholz, Jim, Stephanie</td>
<td>Email discussion of Doug Breinig's management of Medicine Creek Lodge concession</td>
</tr>
<tr>
<td>2015</td>
<td>5-Feb</td>
<td>general liability insurance</td>
<td>NA</td>
<td>NA</td>
<td>Doug Breinig</td>
<td>Medicine Creek Lodge LLC</td>
<td>Bob Bergholz</td>
<td>NE Game &amp; Parks</td>
<td>NA</td>
<td>Expires 2-2-2016</td>
</tr>
<tr>
<td>2015</td>
<td>21-May</td>
<td>Food Safety and Consumer Protection</td>
<td>NA</td>
<td>NA</td>
<td>Jeanene Canavino Food Sanitation</td>
<td>NE Department of Agriculture</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Lodge has new concessionaire, kitchen not open yet. Follow up</td>
</tr>
<tr>
<td>2015</td>
<td>2-Jun</td>
<td>Order Form</td>
<td>NA</td>
<td>NA</td>
<td>Michael Hoefl Deputy State Fire Marshall</td>
<td>State Fire Marshall</td>
<td>NA</td>
<td>Medicine Creek Lodge LLC</td>
<td>NA</td>
<td>revisit date 7/6/15, cover plates in cooler, grilling in facility. All corrections made by 7/6/15</td>
</tr>
<tr>
<td>2015</td>
<td>8-Jun</td>
<td>Information Request</td>
<td>NA</td>
<td>NA</td>
<td>Bob Bergholz Assistant Division Administrator - Parks</td>
<td>NE Game &amp; Parks</td>
<td>Doug Breinig</td>
<td>Medicine Creek Concessionaire</td>
<td>Jim Swenson Division Administrator, Branden Sheppard AG Counsel for NGPC, Tim McCoy Deputy Director</td>
<td>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</td>
</tr>
<tr>
<td>2015</td>
<td>18-Jun</td>
<td>email thread, Liquor License</td>
<td>NA</td>
<td>NA</td>
<td>Diane Stevens, Staff Assistant</td>
<td>NE Department of Agriculture</td>
<td>Jeanene Canavino</td>
<td>NE Department of Agriculture</td>
<td>Dan Kahler</td>
<td>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).</td>
</tr>
<tr>
<td>2015</td>
<td>19-Jun</td>
<td>Food Inspection Report</td>
<td>NA</td>
<td>NA</td>
<td>Jeanene Canavino Food Sanitation</td>
<td>NE Department of Agriculture</td>
<td>Kenneth Holdcroft</td>
<td>Medicine Creek Lodge LLC</td>
<td>NA</td>
<td>Risk factors=improper practices, control measures, good retail practices, corrections for critical 10 days or 90 for non critical</td>
</tr>
<tr>
<td>2015</td>
<td>29-Sep</td>
<td>Routine Sanitary Survey</td>
<td>NA</td>
<td>NA</td>
<td>Anthony Martinez, Water Supply Specialist</td>
<td>NE Department of Health &amp; Human Services</td>
<td>Mr. Doug Breinig</td>
<td>Medicine Creek Lodge LLC</td>
<td>Dennis and Darlene Heger, ACT</td>
<td>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.</td>
</tr>
</tbody>
</table>
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 on 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 0 & M Manual that includes specification of equipment & recommended maintenance practices of that equipment as specified by the manufacturers. (verify system has developed an 0 & 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 with 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
FIGURE 4 Site Plan

SITE PLAN

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.

INDICATE NORTH WITH AN ARROW
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 ¾, 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 Rassmussen 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 O - 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


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.

2.5.1 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:

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

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:

<table>
<thead>
<tr>
<th>Number</th>
<th>Loading Area</th>
<th>Gross Floor Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>One 500 square feet</td>
<td>For every 5,000 to 20,000 square feet</td>
</tr>
<tr>
<td>2</td>
<td>One 500 square feet</td>
<td>For every 20,000 square feet or fraction thereof</td>
</tr>
</tbody>
</table>
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.

<table>
<thead>
<tr>
<th>Lot #</th>
<th>Owner Name</th>
<th>Date submitted via fax/mail</th>
<th>Date submitted to NE Game and Parks</th>
<th>Denied</th>
<th>Approval Date</th>
<th>Decision By</th>
<th>Approval letter sent</th>
</tr>
</thead>
<tbody>
<tr>
<td>50</td>
<td>Mark Hayes</td>
<td>4/23/2013</td>
<td>unknown</td>
<td>4/23/2013</td>
<td>Jim Fuller</td>
<td>unknown</td>
<td></td>
</tr>
<tr>
<td>50</td>
<td>CM</td>
<td>5/8/2013</td>
<td>unknown</td>
<td>5/15/2013</td>
<td>Jim Fuller</td>
<td>unknown</td>
<td></td>
</tr>
<tr>
<td>53</td>
<td>Jim Stevens</td>
<td>unknown</td>
<td>unknown</td>
<td>8/5/2008</td>
<td>Jim Fuller</td>
<td>8/5/2008</td>
<td></td>
</tr>
<tr>
<td>54</td>
<td>Davis</td>
<td>unknown</td>
<td>unknown</td>
<td>unknown</td>
<td>Jim Fuller</td>
<td>unknown</td>
<td></td>
</tr>
</tbody>
</table>

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 in 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.

4. 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))

<table>
<thead>
<tr>
<th>Finding(s):</th>
</tr>
</thead>
<tbody>
<tr>
<td>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).</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Action Required:</th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
</tr>
</tbody>
</table>

- 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 ½” & 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 #1 Electric Services Inspection

<table>
<thead>
<tr>
<th>Finding(s):</th>
</tr>
</thead>
<tbody>
<tr>
<td>“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.”</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Action Required:</th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
</tr>
</tbody>
</table>

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

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<td>• The sewage treatment systems for the trailers are largely an unknown</td>
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<td>entity as to where they exist and sizing. Believed to be a failed system.</td>
<td>device is damaged.</td>
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**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

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<td>• Leaking distribution piping.</td>
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<td>• Leaking yard hydrant.</td>
<td>trailer.</td>
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<td>• Ridged yard hydrant.</td>
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<td>• Distribution piping.</td>
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</tr>
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<td>• Cross-Connection.</td>
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**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

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<td>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.</td>
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<td>Power steering fluid; Transmission Fluid; Mixed gasoline; Grease removers; Old gasoline; Brake Fluid and Upholstery cleaners</td>
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<td>Oil-based stains; Adhesives; Paint thinner; Oil-based paint; Turpentine Furniture stripper and Wood preservatives</td>
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## Lot #1 Safety and Health – Fire Prevention & Protection

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<td>• Flammable liquids, gases, or liquid or gas fuel-powered equipment being stored under homes.</td>
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<td>• Cylinders are not stored in proper proximity as prescribed by NFPA 58</td>
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<td>• Fire hazards such as dry brush, leaves, weeds, and other combustible material are present that can contribute to the spread of a fire.</td>
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<td>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 see 3.2.5</td>
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<td>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:</td>
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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
### 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

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<td><strong>Finding(s):</strong></td>
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<td>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).</td>
</tr>
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| **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.

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<td><strong>Finding(s):</strong></td>
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<td>“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.”</td>
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| **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)

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 #2 Environmental – Water Supply

Finding(s):
- Leaking distribution piping.
- Distribution piping.
- Water hoses are not to be used for distribution of water to trailer.

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

Lot #2 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
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**Lot #2 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

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**Lot #2 Structural Improvement / Modifications**

**Finding(s):**
- Homes do not meet the minimum requirement for distance or 1-hour fire resistance rating.
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- Accessory buildings built with non-combustible material do not meet the 3 ft adjacent distance.
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**Action Required:**
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LOT #2 SITE MODIFICATION / CORRESPONDENCE
**LOT #3**

**LOT #3 INSPECTION FINDINGS**

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**Lot #3 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.

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**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.

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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**

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LOT #3 COUNTY ASSESSOR INFORMATION
## LOT #4

### LOT #4 INSPECTION FINDINGS

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### 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.

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### 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 #4 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 #4 Environmental – Water Supply

Finding(s):
- 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.

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

Lot #4 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). 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
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      a. Exterior source of ignition
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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
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• 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))

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Lot #5 Environmental – Wastewater (Residential & Toilets / Sewage)

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**Action Required:**

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### Lot #5 Environmental Assessment

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

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LOT #5 COUNTY ASSESSOR INFORMATION
**LOT #6**

**LOT #6 Inspection Findings**

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**Finding(s):**
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**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 #6 Environmental – Water Supply

**Finding(s):**
- 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.

**Action Required:**
All areas of 179 NAC must be followed for Chapter 21 Operation And Maintenance Of Transient Non-Community Public Water Systems.
### Lot #6 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 #6 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  
   (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 #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 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 #6 COUNTY ASSESSOR INFORMATION
### LOT #7 Inspection findings

#### Lot #7 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 ½”, 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 #7 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 #7 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 #7 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 #7 Environmental Assessment

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<thead>
<tr>
<th>NA</th>
<th>Finding(s): No Findings</th>
</tr>
</thead>
<tbody>
<tr>
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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:

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   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).

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         b. Openings into direct-vent (sealed combustion system) appliances

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The site plan shall include, but not be limited to, the following information:
(a) Street names
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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

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**Lot #7 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
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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 0.9 m (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 #7 COUNTY ASSESSOR INFORMATION
**LOT #8**

Lot #8 Inspection findings

<table>
<thead>
<tr>
<th>Lot #8 Accessibility (Americans with Disabilities Act (ADA) &amp; Uniform Federal Accessibility Guidelines (UFAS))</th>
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<tbody>
<tr>
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**Lot #8 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 #8 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 #8 Environmental – Water Supply

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<td>• Leaking distribution piping.</td>
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<tr>
<td>• Leaking yard hydrant.</td>
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<tr>
<td>• Ridged yard hydrant.</td>
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Action Required:
All areas of 179 NAC must be followed for Chapter 21 Operation And Maintenance Of Transient Non-Community Public Water Systems

### Lot #8 Environmental Assessment

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### Lot #8 Safety and Health – Fire Prevention & Protection

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**Lot #8 Structural Improvement / Modifications**

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<td>• Some egress windows and doors are blocked (or boarded).</td>
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<td>• Accessory buildings built with non-combustible material do not meet the 3 ft adjacent distance.</td>
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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.
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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.

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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))

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 #9 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 #9 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.
- 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 #9 Environmental – Water Supply

**Finding(s):**
- 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 #9 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 #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

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:
   - 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.
   - 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.
   - 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).
   - 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
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(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 #9 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 #9 COUNTY ASSESSOR INFORMATION
## LOT #10

Lot#10 Inspection Findings

### Lot #10 Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))

<table>
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<tr>
<th>Finding(s):</th>
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<td>- Riser Height: Maximum of between 7 ¾” &amp; 8 ¼” (some states regulate a minimum of 6”)</td>
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<td>- 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.</td>
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<td>- Stair Width: Minimum 36” with a stipulation allowing a wall mounted handrail to project from each side 3 ½”</td>
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<td>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.</td>
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### Lot #10 Electric Services Inspection

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<tr>
<th>Finding(s):</th>
<th>“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.”</th>
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<td>Action Required:</td>
<td>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.</td>
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<td>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</td>
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**Lot #10 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 #10 Environmental – Water Supply**

**Finding(s):**
- Leaking distribution piping.
- Leaking yard hydrant.
- Rridged 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 #10 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;
### 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...
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

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**Lot #10 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 #10 COUNTY ASSESSOR INFORMATION
**LOT #11**

Lot #11 Inspection Findings

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| **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.

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| **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 |
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**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

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<td>• Distribution piping.</td>
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<td>• Water hoses are not to be used for distribution of water to trailer.</td>
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<td>• Hook up from service riser to trailer needs to be flexible metal hook up.</td>
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**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

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<td>Lighter fluid/Torch fuel; Pesticides; Insecticides; Flea/tick products; Herbicides; Insect Sprays; Small propane cylinders (for camping) and Pool chemicals</td>
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<td>Power steering fluid; Transmission Fluid; Mixed gasoline; Grease removers; Old gasoline; Brake Fluid and Upholstery cleaners</td>
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<td><strong>HOME IMPROVEMENT</strong></td>
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<td>Oil-based stains; Adhesives; Paint thinner; Oil-based paint; Turpentine; Furniture stripper and Wood preservatives</td>
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<td>Spot removers; Bleach Cleaners; Fluorescent tubes; Compact bulbs (CFLs); Mothballs; Solvent-based polishes; Drain/Oven Cleaners; Small capacitors; Glues and Mercury thermometers &amp; thermostats</td>
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Lot #11 Safety and Health – Fire Prevention & Protection

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

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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

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   (a) Street names
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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

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**Lot #11 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
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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 #11 COUNTY ASSESSOR INFORMATION
LOT #12
Lot #12 Inspection Findings

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**Action Required:**
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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
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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

Medicine Creek Lodge, Cambridge, NE – Report prepared by ACT Safe, LLC
**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:**

<table>
<thead>
<tr>
<th>Number</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>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</td>
</tr>
<tr>
<td>2.</td>
<td>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</td>
</tr>
<tr>
<td>3.</td>
<td>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:</td>
</tr>
</tbody>
</table>

  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 |

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<tbody>
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<td>4.</td>
<td>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</td>
</tr>
</tbody>
</table>
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

<table>
<thead>
<tr>
<th>Lot #12 Structural Improvement / Modifications</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Finding(s):</strong></td>
</tr>
<tr>
<td>• Homes do not meet the minimum requirement for distance or 1-hour fire resistance rating.</td>
</tr>
<tr>
<td>• Some egress windows and doors are blocked (or boarded).</td>
</tr>
<tr>
<td>• Accessory buildings built with non-combustible material do not meet the 3 ft adjacent distance.</td>
</tr>
<tr>
<td>• Accessory buildings built with combustible material do not meet the 5 ft adjacent distance.</td>
</tr>
</tbody>
</table>

| **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 #12 COUNTY ASSESSOR INFORMATION
LOT #13
Lot # 13 Inspection Findings

Lot #13 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 #13 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 #13 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 #13 Environmental – Water Supply

**Finding(s):**
- 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.

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

### Lot #13 Environmental Assessment

<table>
<thead>
<tr>
<th>NA</th>
<th><strong>Finding(s):</strong> No Findings</th>
</tr>
</thead>
</table>

**Action Required:** NA
# 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
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
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   (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

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**Lot #13 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 #13 COUNTY ASSESSOR INFORMATION
LOT #13B
Lot #13B Inspection Findings

Lot #13B 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 #13B 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 #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 homeowners 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)
- Pool chemicals

**AUTOMOTIVE**
- Power steering fluid
- Transmission Fluid
- Mixed gasoline
- Grease removers
- Old gasoline
- Brake Fluid
- 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

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**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

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   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
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   (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 #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

<table>
<thead>
<tr>
<th>Lot #14 Accessibility (Americans with Disabilities Act (ADA) &amp; Uniform Federal Accessibility Guidelines (UFAS))</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Finding(s):</strong></td>
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<td>Maximum overhang for nosing is somewhere between 1 ¼&quot; &amp; 1 ½&quot;. Some states legislate a minimum of ¾&quot;, including floor and landings.</td>
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<td>Riser Height: Maximum of between 7 ¾&quot; &amp; 8 ¼&quot; (some states regulate a minimum of 6&quot;)</td>
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<td>Run: Minimum between 9-10&quot; (not counting the part underneath the &quot;nosing&quot; of the tread above). With a note that runs of over 10 1/2&quot; will usually require three balusters per tread to comply with the 4” maximum opening between spindles.</td>
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<td>Stair Width: Minimum 36&quot; with a stipulation allowing a wall mounted handrail to project from each side 3 ½&quot;</td>
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<td>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&quot; between a wall and the handrail.</td>
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<td><strong>Finding(s):</strong></td>
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### Lot #14 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 #14 Environmental – Water Supply

**Finding(s):** No Findings

**Action Required:** NA

### Lot #14 Environmental Assessment

**Finding(s):** No Findings

**Action Required:** NA

### Lot #14 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
   (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**

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<tr>
<th>Finding(s):</th>
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**Lot #15 Electric Services Inspection**

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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)

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<td>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.</td>
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**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.

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### Lot #15 Environmental – Water Supply

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<td>Leaking distribution piping.</td>
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<td>Leaking yard hydrant.</td>
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<td>Distribution piping.</td>
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<td>Cross-Connection.</td>
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<td>Water hoses are not to be used for distribution of water to trailer.</td>
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<td>Hook up from service riser to trailer needs to be flexible metal hook up.</td>
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**Action Required:**
- All areas of 179 NAC must be followed for Chapter 21 Operation And Maintenance Of Transient Non-Community Public Water Systems.

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### Lot #15 Environmental Assessment

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<td>Finding(s): No Findings</td>
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**Action Required:** NA
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).

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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
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

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

(a) Street names
(b) Site separation lines
(c) Site numbers
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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 #15 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

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- Numerous violations were identified that don’t meet the 1999 Zoning Resolution of Frontier County. See Section 13 for Frontier County Codes
LOT #15 COUNTY ASSESSOR INFORMATION
**LOT #16**

Lot #16 Inspection Findings

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<td>NA</td>
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Lot #16 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 #16 Environmental Assessment

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

Lot #16 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.
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**Lot #16 Structural Improvement / Modifications**

| NA | Finding(s): No Findings |

**Action Required:** NA
LOT #16 COUNTY ASSESSOR INFORMATION
## LOT #17
Lot #17 Inspection Findings

### Lot #17 Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))

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**Action Required:**
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2. Risers 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”

**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 #17 Electric Services Inspection

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**Action Required:**
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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
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**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.
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

<table>
<thead>
<tr>
<th>Lot #17 Structural Improvement / Modifications</th>
</tr>
</thead>
<tbody>
<tr>
<td>NA</td>
</tr>
<tr>
<td><strong>Finding(s):</strong> No Findings</td>
</tr>
<tr>
<td><strong>Action Required:</strong> NA</td>
</tr>
</tbody>
</table>
LOT #17 COUNTY ASSESSOR INFORMATION
**LOT #17B**
Lot # 17B Inspection Findings

### Lot #17B Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))

<table>
<thead>
<tr>
<th>Finding(s):</th>
<th>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).</th>
</tr>
</thead>
<tbody>
<tr>
<td>Action Required:</td>
<td>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.</td>
</tr>
<tr>
<td>- Maximum overhang for nosing is somewhere between 1 ¼” &amp; 1 ½”. Some states legislate a minimum of ¾”, including floor and landings.</td>
<td></td>
</tr>
<tr>
<td>- Riser Height: Maximum of between 7 ¾” &amp; 8 ¼” (some states regulate a minimum of 6”)</td>
<td></td>
</tr>
<tr>
<td>- 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.</td>
<td></td>
</tr>
<tr>
<td>- Stair Width: Minimum 36” with a stipulation allowing a wall mounted handrail to project from each side 3 ½”</td>
<td></td>
</tr>
<tr>
<td>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.</td>
<td></td>
</tr>
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</table>

### Lot #17B Electric Services Inspection

<table>
<thead>
<tr>
<th>Finding(s):</th>
<th>“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.”</th>
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</thead>
<tbody>
<tr>
<td>Action Required:</td>
<td>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.</td>
</tr>
<tr>
<td>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</td>
<td></td>
</tr>
</tbody>
</table>
Lot #17B 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 #17B 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 #17B Environmental Assessment

<table>
<thead>
<tr>
<th>NA</th>
<th>Finding(s): No Findings</th>
</tr>
</thead>
<tbody>
<tr>
<td>NA</td>
<td></td>
</tr>
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</table>

Action Required: NA
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
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 #17B 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 #17B COUNTY ASSESSOR INFORMATION
## Lot #18A Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))

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<tr>
<th>Finding(s):</th>
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- Riser Height: Maximum of between 7 ¼" & 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

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<th>Finding(s):</th>
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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
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<td><strong>Finding(s):</strong></td>
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<td>• Capped inlet/outlet device is not secured. Capped inlet/outlet device is damaged.</td>
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<td>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.</td>
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<tbody>
<tr>
<td><strong>Finding(s):</strong> No Findings</td>
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<td><strong>Action Required:</strong> NA</td>
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- 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.

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   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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      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
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         b. Openings into direct-vent (sealed combustion system) appliances
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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
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 #18A 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 #18A COUNTY ASSESSOR INFORMATION
**LOT #19**

Lot # 19 Inspection Findings

### Lot #19 Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))

<table>
<thead>
<tr>
<th>EMPTY LOT (NO TRAILER)</th>
<th>Finding(s): NA</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Action Required: NA</td>
</tr>
</tbody>
</table>

### Lot #19 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 #19 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. 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 #19 COUNTY ASSESSOR INFORMATION
**LOT #20**

*Lot # 20 Inspection Findings*

### Lot #20 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 ¼”, 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 ½” 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 #20 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 #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.

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**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**

**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
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<td>● Life safety code is not being followed.</td>
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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 #20 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 #20 COUNTY ASSESSOR INFORMATION
**LOT #21**

**Lot #21 Inspection Findings**

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**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.

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**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 #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

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

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

Lot #21 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

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   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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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

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   (a) Street names                           (b) Site separation lines
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Lot #21 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.
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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
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• 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 #21 COUNTY ASSESSOR INFORMATION
### LOT #22

#### Lot #22 Inspection Findings

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**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.

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### 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.
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### 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**
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- **AUTOMOTIVE**
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- **HOME IMPROVEMENT**
  - Oil-based stains; Adhesives; Paint thinner; Oil-based paint; Turpentine; Furniture stripper and Wood preservatives

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

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**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 sect 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 sect 3.2.5
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   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 #22 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 #22 COUNTY ASSESSOR INFORMATION
**LOT #23**

**Lot # 23 Inspection Findings**

### Lot #23 Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))

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- 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 #23 Electric Services Inspection

<table>
<thead>
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<th>Finding(s):</th>
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<tr>
<td>&quot;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.&quot;</td>
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<td>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.</td>
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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 #23 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 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.

**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 #23 Environmental – Water Supply

**Finding(s):**
- 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.

**Action Required:**
All areas of 179 NAC must be followed for Chapter 21 Operation And Maintenance Of Transient Non-Community Public Water Systems.
Lot #23 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 #23 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
   (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 #23 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 #23 COUNTY ASSESSOR INFORMATION
## LOT #24

### Lot #24 Inspection Findings

### Lot #24 Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))

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- 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 #24 Electric Services Inspection

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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
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<td>• There are hoses and material other than PVC being used from the holding tanks to the (unknown) sewer riser hookups.</td>
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**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 #24 Environmental – Water Supply

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**Action Required:**
All areas of 179 NAC must be followed for Chapter 21 Operation And Maintenance Of Transient Non-Community Public Water Systems.
### Lot #24 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 #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.
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
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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

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   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 #24 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 #24 COUNTY ASSESSOR INFORMATION
**LOT #25**
Lot #25 Inspection Findings

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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 #25 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 #25 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.

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# Lot #25 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.

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# Lot #25 Environmental Assessment

<table>
<thead>
<tr>
<th>NA</th>
<th>Finding(s): No Findings</th>
</tr>
</thead>
</table>

**Action Required:** NA
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.
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 #25 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 0.9 m (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 #25 COUNTY ASSESSOR INFORMATION
### LOT #26

#### Lot #26 Inspection Findings

<table>
<thead>
<tr>
<th><strong>Lot #26 Accessibility (Americans with Disabilities Act (ADA) &amp; Uniform Federal Accessibility Guidelines (UFAS))</strong></th>
</tr>
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</table>
| **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.

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<tr>
<th><strong>Lot #26 Electric Services Inspection</strong></th>
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</table>
| **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 #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

**Finding(s):**

Household Hazardous material can be highly hazardous to 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 #26 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

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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

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   3) The installed location of the filling connection of a container to any of the following:

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      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

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   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

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<td>• Some egress windows and doors are blocked (or boarded).</td>
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**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

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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))

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.

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- 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 #27 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
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**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 #27 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 #27 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

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**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 #27 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.
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Action Required:
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   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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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

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   The site plan shall include, but not be limited to, the following information:
   (a) Street names
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   (d) Water supplies for fire protection personnel
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   (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

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**Lot #27 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
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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):
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LOT #27 COUNTY ASSESSOR INFORMATION
### Lot #28

#### Lot #28 Inspection Findings

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<th>Lot #28 Accessibility (Americans with Disabilities Act (ADA) &amp; Uniform Federal Accessibility Guidelines (UFAS))</th>
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<td>- Run: Minimum between 9-10&quot; (not counting the part underneath the &quot;nosing&quot; of the tread above). With a note that runs of over 10 1/2&quot; will usually require three balusters per tread to comply with the 4&quot; maximum opening between spindles.</td>
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<td>- Stair Width: Minimum 36” with a stipulation allowing a wall mounted handrail to project from each side 3 ½”</td>
</tr>
<tr>
<td>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.</td>
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#### Lot #28 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 #28 Environmental – Wastewater (Residential & Toilets / Sewage)

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<tr>
<th>Finding(s):</th>
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<tr>
<td>• 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.</td>
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**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 #28 Environmental – Water Supply

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<th>Finding(s):</th>
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<td>• Leaking distribution piping.</td>
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<td>• Leaking yard hydrant.</td>
</tr>
<tr>
<td>• Ridged yard hydrant.</td>
</tr>
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<td>• Distribution piping.</td>
</tr>
<tr>
<td>• Cross-Connection.</td>
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<tr>
<td>• Water hoses are not to be used for distribution of water to trailer.</td>
</tr>
<tr>
<td>• Hook up from service riser to trailer needs to be flexible metal hook up.</td>
</tr>
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</table>

**Action Required:**

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

### Lot #28 Environmental Assessment

<table>
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<th>Finding(s):</th>
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<tr>
<td>• 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.</td>
</tr>
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</table>

**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 #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 Table 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
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

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Lot #28 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 6.4.1.2 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 #28 COUNTY ASSESSOR INFORMATION
LOT #29
Lot # 29 Inspection Findings

Lot #29 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 #29 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 #29 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 #29 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 #29 Environmental Assessment

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<tr>
<th>NA</th>
<th>Finding(s): No Findings</th>
</tr>
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<td></td>
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Lot #29 Safety and Health – Fire Prevention & Protection

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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

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   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).

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      3) The installed location of the filling connection of a container to any of the following:

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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

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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 6.1.3

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 #29 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:
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- 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 #29 COUNTY ASSESSOR INFORMATION
**LOT #30**

Lot # 30 Inspection Findings

### Lot #30 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.

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- 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 #30 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 #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

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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
### Lot #30 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

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- 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 #30 COUNTY ASSESSOR INFORMATION
**LOT #31**

Lot # 31 Inspection Findings

### Lot #31 Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))

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- 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 #31 Electric Services Inspection

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<th>Finding(s):</th>
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<td>“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.”</td>
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<td>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.</td>
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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 #31 Environmental – Wastewater (Residential & Toilets / Sewage)

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<td>• 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.</td>
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### 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

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<td>• Leaking distribution piping.</td>
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<td>• Hook up from service riser to trailer needs to be flexible metal hook up.</td>
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### 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

#### 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 #31 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
(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 #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

| 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.

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| 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)**

**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.
- 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.

**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.

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**Lot #32 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 #32 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 homeowners 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 #32 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

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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).

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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

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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
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- 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))

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 ¼" & 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 #33 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 #33 Environmental – Wastewater (Residential & Toilets / Sewage)

No Picture Access

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.
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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 #33 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 #33 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:

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

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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 #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

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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

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The site plan shall include, but not be limited to, the following information:
(a) Street names
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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

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**Lot #33 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 #33 COUNTY ASSESSOR INFORMATION
## LOT #34
Lot # 34 Inspection Findings

### Lot #34 Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))

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<th>Finding(s):</th>
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- 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 #34 Electric Services Inspection

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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 #34 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 #34 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 #34 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 #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.
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 #34 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 #34 COUNTY ASSESSOR INFORMATION
## LOT #35

Lot # 35 Inspection Findings

### Lot #35 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 ¼" & 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 #35 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 #35 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 #35 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 #35 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
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    - Spot removers; Bleach Cleaners; Fluorescent tubes; Compact bulbs (CFLs); Mothballs; Solvent-based polishes; Drain/Oven Cleaners; Small capacitors; Glues and Mercury thermometers & thermostats
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

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### Lot #35 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

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- 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 #35 COUNTY ASSESSOR INFORMATION
**LOT #36**

Lot # 36 Inspection Findings

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**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.

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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.

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**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 #36 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. 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 #36 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 #36 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 #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

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   **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.
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

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 #36 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 #36 COUNTY ASSESSOR INFORMATION
LOT #36 SITE MODIFICATION / CORRESPONDENCE
Lot #37 Inspection Findings

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<td>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).</td>
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**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.

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- 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.

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**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
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<td>Each septic tank shall have an inspection pipe at least six inches in diameter over both the inlet and outlet devices.</td>
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<td>The inspection pipe shall extend to or above the ground surface and be capped flush or above finished grade.</td>
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<td>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.</td>
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<td>Any surface discharge of household waste water is illegal according to NE Dept. of Environmental Quality (NDEQ), Title 124 regulations for Onsite Wastewater Systems.</td>
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<td><strong>Finding(s):</strong></td>
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<td>- Leaking distribution piping.</td>
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<td>- Distribution piping.</td>
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<td>- Water hoses are not to be used for distribution of water to trailer.</td>
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<td>- Hook up from service riser to trailer needs to be flexible metal hook up.</td>
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<tr>
<td>All areas of 179 NAC must be followed for Chapter 21 Operation And Maintenance Of Transient Non-Community Public Water Systems</td>
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## Lot #37 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 homeowners 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 #37 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
   (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
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<td>- 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 0.9 m (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.</td>
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<td>- 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</td>
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**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

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**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.

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 ¼" & 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"

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.

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**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 #38 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 #38 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 #38 Environmental Assessment

NA

Finding(s): No Findings

Action Required: NA

Lot #38 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.
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- Life safety code is not being followed.
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Action Required:
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LOT #39
Lot # 39 Inspection Findings

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Lot #39 Electric Services Inspection

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**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.

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<td>- Leaking distribution piping.</td>
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<td>- Water hoses are not to be used for distribution of water to trailer.</td>
</tr>
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<td>- Hook up from service riser to trailer needs to be flexible metal hook up.</td>
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</table>

**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):
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 #39 Structural Improvement / Modifications**

**Finding(s):**
- Homes do not meet the minimum requirement for distance or 1-hour fire resistance rating.
- 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 #39 COUNTY ASSESSOR INFORMATION
**LOT #40**

Lot # 40 Inspection Findings

<table>
<thead>
<tr>
<th>Finding(s):</th>
</tr>
</thead>
<tbody>
<tr>
<td>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)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Action Required:</th>
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<tbody>
<tr>
<td>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.</td>
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- 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 #40 Electric Services Inspection

<table>
<thead>
<tr>
<th>Finding(s):</th>
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</thead>
<tbody>
<tr>
<td>“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.”</td>
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</table>

<table>
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<tr>
<th>Action Required:</th>
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<tr>
<td>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.</td>
</tr>
</tbody>
</table>

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 #40 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 #40 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 #40 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 #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
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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 #40 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

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• 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 #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.
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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)

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**Action Required:**
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- 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 #41 Environmental – Water Supply

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

### Lot #41 Environmental Assessment

<table>
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<tr>
<th>NA</th>
<th>Finding(s): No Findings</th>
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</table>

**Action Required:** NA
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Lot #41 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
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- 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 #41 COUNTY ASSESSOR INFORMATION
### LOT #42

**Lot # 42 Inspection Findings**

<table>
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<tr>
<th>Lot #42 Accessibility (Americans with Disabilities Act (ADA) &amp; Uniform Federal Accessibility Guidelines (UFAS))</th>
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<tbody>
<tr>
<td>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).</td>
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<td>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.</td>
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**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.
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**Action Required:**
- All areas of 179 NAC must be followed for Chapter 21 Operation And Maintenance Of Transient Non-Community Public Water Systems

### Lot #42 Environmental Assessment

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**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 #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):
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         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 #42 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 #42 COUNTY ASSESSOR INFORMATION
**LOT #43**

Lot #43 Inspection Findings

### Lot #43 Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))

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**Lot #43 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.
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**Lot #43 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

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**Lot #43 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.

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- 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**
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**Finding(s):**
- Flammable liquids, gases, or liquid or gas fuel-powered equipment being stored under homes.
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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):
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Action Required:
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Lot #44 Electric Services Inspection

Finding(s):
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Action Required:
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Medicine Creek Lodge, Cambridge, NE – Report prepared by ACT Safe, LLC
**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
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 #44 Structural Improvement / Modifications

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<th>Finding(s):</th>
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<td>• Homes do not meet the minimum requirement for distance or 1-hour fire resistance rating.</td>
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<tr>
<td>• Some egress windows and doors are blocked (or boarded).</td>
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<td>• Accessory buildings built with non-combustible material do not meet the 3 ft adjacent distance.</td>
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<td>• 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</td>
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<td>• 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</td>
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<td>• 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.</td>
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<tr>
<td>• 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</td>
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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 #44 COUNTY ASSESSOR INFORMATION
LOT #44 SITE MODIFICATION / CORRESPONDENCE
LOT #45
Lot #45 Inspection Findings

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<tr>
<th>Lot #45 Accessibility (Americans with Disabilities Act (ADA) &amp; Uniform Federal Accessibility Guidelines (UFAS))</th>
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<tr>
<td>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).</td>
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<td>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.</td>
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<tr>
<td>- Maximum overhang for nosing is somewhere between 1 ¼&quot; &amp; 1 ½&quot;. Some states legislate a minimum of ¾&quot;, including floor and landings.</td>
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<tr>
<td>- Riser Height: Maximum of between 7 ¾&quot; &amp; 8 ¼&quot; (some states regulate a minimum of 6&quot;)</td>
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<tr>
<td>- Run: Minimum between 9-10&quot; (not counting the part underneath the &quot;nosing&quot; of the tread above). With a note that runs of over 10 1/2&quot; will usually require three balusters per tread to comply with the 4&quot; maximum opening between spindles.</td>
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<tr>
<td>- Stair Width: Minimum 36&quot; with a stipulation allowing a wall mounted handrail to project from each side 3 ½&quot;</td>
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<tr>
<td>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&quot; between a wall and the handrail.</td>
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<tr>
<td>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.”</td>
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<td>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.</td>
</tr>
<tr>
<td>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</td>
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### Lot #45 Environmental – Wastewater (Residential & Toilets / Sewage)

<table>
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<tr>
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<td></td>
<td>- 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.</td>
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**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. 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 #45 Environmental – Water Supply

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</table>
|                   | - 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 #45 Environmental Assessment

<table>
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<th>Finding(s):</th>
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<tr>
<td>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.</td>
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**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 #45 Safety and Health – Fire Prevention & Protection**

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

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   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

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         a. Exterior source of ignition

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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.
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 #45 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

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- 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 #45 COUNTY ASSESSOR INFORMATION
**LOT #46**

Lot # 46 Inspection Findings

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**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.
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### Lot #46 Environmental – Water Supply

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<td>• Hook up from service riser to trailer needs to be flexible metal hook up.</td>
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**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

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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

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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

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### Lot #46 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

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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 0.9 m(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 #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 ¼" & 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.

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### 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)

No Picture Access

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. 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 #47 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 #47 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 #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.
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 #47 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 0.9 m (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 #47 COUNTY ASSESSOR INFORMATION
**LOT #48**

**Lot # 48 Inspection Findings**

### Lot #48 Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))

<table>
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<tr>
<th>Finding(s):</th>
<th>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).</th>
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<td>Action Required:</td>
<td>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.</td>
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<td>• Maximum overhang for nosing is somewhere between 1 ¼” &amp; 1 ½”. Some states legislate a minimum of ¾”, including floor and landings.</td>
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<td>• Riser Height: Maximum of between 7 ¼” &amp; 8 ¼” (some states regulate a minimum of 6”)</td>
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<td>• 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.</td>
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<td>• Stair Width: Minimum 36” with a stipulation allowing a wall mounted handrail to project from each side 3 ½”.</td>
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<td></td>
<td>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.</td>
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### Lot #48 Electric Services Inspection

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<tr>
<th>Finding(s):</th>
<th>“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.”</th>
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<td>Action Required:</td>
<td>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.</td>
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<td></td>
<td>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</td>
</tr>
</tbody>
</table>
### Lot #48 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 #48 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 #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:

<table>
<thead>
<tr>
<th>Lawn &amp; Garden</th>
<th>Automotive</th>
<th>Home Improvement</th>
<th>Household</th>
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<tr>
<td>Lighter fluid/Torch fuel; Pesticides; Insecticides; Flea/tick products; Herbicides; Insect Sprays; Small propane cylinders (for camping) and Pool chemicals</td>
<td>Power steering fluid; Transmission Fluid; Mixed gasoline; Grease removers; Old gasoline; Brake Fluid and Upholstery cleaners</td>
<td>Oil-based stains; Adhesives; Paint thinner; Oil-based paint; Turpentine; Furniture stripper and Wood preservatives</td>
<td>Spot removers; Bleach Cleaners; Fluorescent tubes; Compact bulbs (CFLs); Mothballs; Solvent-based polishes; Drain/Oven Cleaners; Small capacitors; Glues and Mercury thermometers &amp; thermostats</td>
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</table>

### 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
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 #48 Structural Improvement / Modifications**

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<th>Finding(s):</th>
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<td>• Homes do not meet the minimum requirement for distance or 1-hour fire</td>
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<td>resistance rating.</td>
<td>(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</td>
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<td>• Some egress windows and doors are blocked (or boarded).</td>
<td>• 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</td>
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<td>• Accessory buildings built with non-combustible material do not meet</td>
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<td>the 3 ft adjacent distance.</td>
<td>• 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</td>
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<td>5 ft adjacent distance.</td>
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LOT #48 COUNTY ASSESSOR INFORMATION
# LOT #49

Lot #49 Inspection Findings

## Lot #49 Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))

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<th>Finding(s):</th>
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**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" & 1½". Some states legislate a minimum of ¾", including floor and landings.
- Riser Height: Maximum of between 7½" & 8¼" (some states regulate a minimum of 6½")
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- Stair Width: Minimum 36½" with a stipulation allowing a wall mounted handrail to project from each side 3½"

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 1½" between a wall and the handrail.

## Lot #49 Electric Services Inspection

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**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 #49 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 #49 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 #49 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

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

Lot #49 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
(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

<table>
<thead>
<tr>
<th>Finding(s):</th>
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<tr>
<td>- Homes do not meet the minimum requirement for distance or 1-hour fire resistance rating.</td>
<td>- 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</td>
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<td>- Some egress windows and doors are blocked (or boarded).</td>
<td>- 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</td>
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<td>- Accessory buildings built with non-combustible material do not meet the 3 ft adjacent distance.</td>
<td>- 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.</td>
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<td>- Accessory buildings built with combustible material do not meet the 5 ft adjacent distance.</td>
<td>- 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</td>
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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))

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<td>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).</td>
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### 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

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### 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)

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 watertight 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 #50 Environmental – Water Supply

No Picture Access

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 #50 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
### 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
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         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 #50 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 #50 COUNTY ASSESSOR INFORMATION
LOT #50 SITE MODIFICATION / CORRESPONDENCE
**LOT #52**

**Lot # 52 Inspection Findings**

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<th><strong>Lot #52 Accessibility (Americans with Disabilities Act (ADA) &amp; Uniform Federal Accessibility Guidelines (UFAS))</strong></th>
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| **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 ¼" & 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. |
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| 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. |

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| **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 #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

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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:

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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

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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

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Lot #52 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.
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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

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- 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 #52 COUNTY ASSESSOR INFORMATION
**Lot #53**

**Lot #53 Inspection Findings**

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<td>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.</td>
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<td>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</td>
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</tbody>
</table>
### 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.
- Rridged 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
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 #53 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
(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 #53 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,
<table>
<thead>
<tr>
<th>Medicine Creek Lodge, Cambridge, NE – Report prepared by ACT Safe, LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>garages, ramadas, storage structures, carports, fences, windbreaks, or porches.</td>
</tr>
<tr>
<td>• Numerous violations were identified that don’t meet the 1999 Zoning Resolution of Frontier County. See Section 13 for Frontier County Codes</td>
</tr>
<tr>
<td>370</td>
</tr>
</tbody>
</table>
LOT #53 COUNTY ASSESSOR INFORMATION
**LOT #54**

Lot # 54 Inspection Findings

### Lot #54 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 #54 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 #54 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 #54 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 #54 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
### 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:

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         a. Exterior source of ignition.
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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

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   The site plan shall include, but not be limited to, the following information:
   (a) Street names
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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

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 #54 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
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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 #54 COUNTY ASSESSOR INFORMATION
## LOT #55

### Lot #55 Inspection Findings

**Lot #55 Accessibility (Americans with Disabilities Act (ADA) & Uniform Federal Accessibility Guidelines (UFAS))**

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**Lot #55 Electric Services Inspection**

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<td>Action Required:</td>
<td>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.</td>
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**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))

<table>
<thead>
<tr>
<th>NA</th>
<th>Finding(s): No Findings</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Action Required: NA</td>
</tr>
</tbody>
</table>

### Lodge Electric Services Inspection

<table>
<thead>
<tr>
<th>Finding(s):</th>
<th>The main Lodge building has several violations 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.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Action Required:</td>
<td>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.”</td>
</tr>
</tbody>
</table>

### Lodge Environmental – Wastewater (Residential & Toilets / Sewage)

<table>
<thead>
<tr>
<th>Finding(s):</th>
<th>The system was an updated septic (since 1999) of 1000 gallons and is used for all the Cabins and Lodge.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Action Required:</td>
<td>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.</td>
</tr>
</tbody>
</table>
### Lodge Environmental – Water Supply

<table>
<thead>
<tr>
<th>NA</th>
<th>Finding(s): No Findings</th>
</tr>
</thead>
<tbody>
<tr>
<td>NA</td>
<td>Action Required: NA</td>
</tr>
</tbody>
</table>

### 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)
Propane grill to close to the building. Could cause a fire.

Lodge Safety and Health – Occupational (OSHA)

Finding(s):
- 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.

Action Required:
- 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

Lodge Structural Improvement / Modifications

NA

Finding(s): No Findings

Action Required: NA
CABINS

Cabins Inspection Findings

<table>
<thead>
<tr>
<th>Lodge Accessibility (Americans with Disabilities Act (ADA) &amp; Uniform Federal Accessibility Guidelines (UFAS))</th>
</tr>
</thead>
<tbody>
<tr>
<td>NA</td>
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<tr>
<td>Action Required:</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Cabins Electric Services Inspection</th>
</tr>
</thead>
<tbody>
<tr>
<td>Finding(s): The cabins have clearance issues, no gfci protection where required, line comngled 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.</td>
</tr>
<tr>
<td>Action Required:</td>
</tr>
<tr>
<td>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.”</td>
</tr>
</tbody>
</table>
### Cabins 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.
- The system was an updated septic (after 1999) of 1000 gallons and is used for all the Cabins and Lodge.

**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.

### Cabins Environmental – Water Supply

<table>
<thead>
<tr>
<th>NA</th>
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<tbody>
<tr>
<td><strong>Finding(s):</strong> No significant finding identified</td>
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<tr>
<td><strong>Action Required:</strong></td>
</tr>
</tbody>
</table>

### Cabins Safety and Health – Fire Prevention & Protection

**Finding(s):**
- 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

**Action Required:**
- Comply with NFPA 101 (Life Safety Code) and 70 as prescribed in Fire Marshal Hoeft report.

### Cabins Structural Improvement / Modifications

<table>
<thead>
<tr>
<th>NA</th>
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<tbody>
<tr>
<td><strong>Finding(s):</strong> No significant finding identified</td>
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<tr>
<td><strong>Action Required:</strong></td>
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</tbody>
</table>
### RV Pads

**RV Pads Inspection Findings**

<table>
<thead>
<tr>
<th>RV Pads Accessibility (Americans with Disabilities Act (ADA) &amp; Uniform Federal Accessibility Guidelines (UFAS))</th>
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<tbody>
<tr>
<td>NA</td>
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<tr>
<td>Action Required: NA</td>
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</table>

<table>
<thead>
<tr>
<th>RV Pads Electric Services Inspection</th>
</tr>
</thead>
<tbody>
<tr>
<td>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. <strong>This is immediately dangerous and should be shut down immediately. Please note when ACT returned to nothing had been done.</strong></td>
</tr>
<tr>
<td>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.</td>
</tr>
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<tr>
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<tbody>
<tr>
<td>NA</td>
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<td>Action Required: NA</td>
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</table>

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<tr>
<th>RV Pads Environmental – Water Supply</th>
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<tbody>
<tr>
<td>NA</td>
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<tr>
<td>Action Required: NA</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>RV Pads Environmental Assessment</th>
</tr>
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<tbody>
<tr>
<td>NA</td>
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<tr>
<td>Action Required: NA</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>RV Pads Safety and Health – Fire Prevention &amp; Protection</th>
</tr>
</thead>
<tbody>
<tr>
<td>See Electric</td>
</tr>
<tr>
<td>Action Required: NA</td>
</tr>
<tr>
<td>RV Pads Safety and Health – Occupational (OSHA)</td>
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<tr>
<td>-----------------------------------------------</td>
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<tr>
<td><strong>NA</strong></td>
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<tr>
<td><strong>Action Required:</strong> NA</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>RV Pads Structural Improvement / Modifications</th>
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</thead>
<tbody>
<tr>
<td><strong>NA</strong></td>
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<tr>
<td><strong>Action Required:</strong> NA</td>
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</tbody>
</table>
### Boat Docks

#### Boat Docks Inspection Findings

<table>
<thead>
<tr>
<th>Boat Docks Accessibility (Americans with Disabilities Act (ADA) &amp; Uniform Federal Accessibility Guidelines (UFAS))</th>
<th>NA</th>
<th>Finding(s): No Findings</th>
<th>Action Required: NA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Boat Docks Electric Services Inspection</td>
<td>NA</td>
<td>Finding(s): No Findings</td>
<td>Action Required: NA</td>
</tr>
<tr>
<td>Boat Docks Environmental – Wastewater (Residential &amp; Toilets / Sewage)</td>
<td>NA</td>
<td>Finding(s): No Findings</td>
<td>Action Required: NA</td>
</tr>
<tr>
<td>Boat Docks Environmental – Water Supply</td>
<td>NA</td>
<td>Finding(s): No Findings</td>
<td>Action Required: NA</td>
</tr>
<tr>
<td>Boat Docks Environmental Assessment</td>
<td>NA</td>
<td>Finding(s): No Findings</td>
<td>Action Required: NA</td>
</tr>
<tr>
<td>Boat Docks Safety and Health – Fire Prevention &amp; Protection</td>
<td></td>
<td>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.</td>
<td>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.</td>
</tr>
<tr>
<td>Boat Docks Safety and Health – Occupational (OSHA)</td>
<td>NA</td>
<td>Finding(s): No Findings</td>
<td>Action Required: NA</td>
</tr>
</tbody>
</table>
### 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 Storage Parking

### Boat Storage Parking Inspection Findings

<table>
<thead>
<tr>
<th>Category</th>
<th>NA</th>
<th>Finding(s):</th>
<th>Action Required:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Boat Storage Parking Accessibility (Americans with Disabilities Act (ADA) &amp; Uniform Federal Accessibility Guidelines (UFAS))</td>
<td></td>
<td>No Findings</td>
<td>NA</td>
</tr>
<tr>
<td>Boat Storage Parking Electric Services Inspection</td>
<td></td>
<td>No Findings</td>
<td>NA</td>
</tr>
<tr>
<td>Boat Storage Parking Environmental – Wastewater (Residential &amp; Toilets / Sewage)</td>
<td></td>
<td>No Findings</td>
<td>NA</td>
</tr>
<tr>
<td>Boat Storage Parking Environmental – Water Supply</td>
<td></td>
<td>Leaking distribution piping.</td>
<td>All areas of 179 NAC must be followed for Chapter 21 Operation And Maintenance Of Transient Non-Community Public Water Systems</td>
</tr>
<tr>
<td>Boat Storage Parking Environmental Assessment</td>
<td></td>
<td>No Findings</td>
<td>NA</td>
</tr>
<tr>
<td>Boat Storage Parking Safety and Health – Fire Prevention &amp; Protection</td>
<td></td>
<td>No Findings</td>
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<td></td>
<td>No Findings</td>
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</tr>
<tr>
<td>Boat Storage Parking Structural Improvement / Modifications</td>
<td></td>
<td>No Findings</td>
<td>NA</td>
</tr>
</tbody>
</table>
16 REFERENCES

- 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