

City of Madison
Fire & Rescue
Station I - 101 Mill Rd.
256.772.3326



Fire Marshal
Cary Sadler 256.464.8425
Fire Inspector
Will Smith 256.464.8423

April 9, 2008

Tamco, LLC
2930 Sidco Drive
Nashville, TN 37204

To Carol Barrett,

An inspection of your property, Paradise Apartments, located at 5142 Wall Triana Highway in Madison Alabama was made by me on April 8, 2008. This inspection is the result of a complaint that was made to the State of Alabama Fire Marshal's Office. Accompanying me were State Deputy Fire Marshal Bobby Rollins, the City of Madison Chief Building Official Cody Phillips, and two city building code enforcement officers. We were escorted by the acting resident manager Michael Kerr. Several unoccupied units were randomly inspected as well as a couple of occupied units by tenant invitation and voluntary cooperation. Our findings revealed numerous fire, life safety, building, and electrical code violations. The fire and life safety violations covered in this letter are in accordance with both local and state ordinances using the 2003 International Fire Code, 2003 NFPA Life Safety Code, NFPA 10 Standard for Portable Fire Extinguishers, and NFPA 70 National Electrical Code based on Group R-2 & Existing Apartment Building type occupancies.

As discussed with the property manager, immediate corrective action on your part is needed on all matters. Unless otherwise noted, you will have 30 days from the date of acceptance of this letter to comply. Noted violations are as follows:

1. No portable fire extinguishers were found in or around any units. A minimum of one serviceable 2-A:10-B:C extinguisher must be provided per floor level of a living unit with a maximum of 40 foot travel distance to each extinguisher. Each extinguisher must be visually inspected and maintained monthly by maintenance staff and annually serviced by a licensed company.
IFC 906.1; IFC 906.2; NFPA 10, F.5.1
2. Portable grills on enclosed patios. Use of open flame cooking devices are prohibited within 10 feet of balconies or combustible construction.
IFC 308.3.1

3. Smoke alarms were found to be either loose or hanging in occupied units. Regular maintenance, inspection and testing are required.
IFC 907.20.5
4. Several windows were blocked or could not be opened. Emergency escape openings shall be maintained and operational.
IFC 1027.5
5. Heavy amounts of combustible dust and debris were found on and around all water heater and HVAC units. Accumulation shall be kept to a minimum. Regular inspections and maintenance are required.
IFC 1302.1; IFC 1303.2
6. Several kitchen range hood vents were found with heavy amounts of grease build up in and around the fan exhaust area with vents not opening. One occupied apartment oven was found in this condition as well as not having a filter in place and ventilation was not working due to grease build up. The acting manager was informed that this problem must be corrected immediately due to the severe fire hazard. All occupied units also need to be checked for this. Regular inspections and maintenance are required.
7. Several issues of improper wiring procedures were found throughout the complex such as unprotected wires/power cords running through walls and ceilings, and balcony outlets without protective caps with the ground ports being clogged or obstructed.

You will also be notified by the City of Madison Building Inspection office for issues that may or may not be covered in this letter. While we were not able to inspect every unit on your property the violations found in the units that we did observe do warrant the need that you be responsible for inspecting and maintaining all units immediately and on a regular basis as per code requirements. What was not observed by our inspection team does not mean that a problem does not exist in the remaining units.

Your cooperation is greatly appreciated.

Will Smith, CFEI
Fire Inspector/Investigator
City of Madison
256.464.8423
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City of Madison

Department of Community Development
100 Hughes Road, Madison, Alabama 35758
(256) 772-5644

April 9, 2008

Paradise LTD
2930 Sidco Drive
Nashville, TN 37204

On April 8, 2008, a representative from the Deputy State Fire Marshal's office and representatives of the City of Madison Fire Department and Planning and Building Department, conducted an inspection of various apartments within the Paradise Apartment complex located at 5142 Wall-Triana Highway in response to property maintenance and fire hazard complaints reported to the State Fire Marshal's office. The various officials met with Mr. Michael Kerr, who identified himself as the Maintenance and acting Apartment Manager of the complex. Mr. Kerr was very cooperative and permitted the inspection of several vacant and occupied apartment units.

Inspection results of a majority of units revealed numerous property maintenance and fire code violations, some of which pose a serious life safety threat to residents. The number and type of recurring violations indicate an undesirable trend which may be reflected in additional units that were not inspected. Attached is a list of violations that require your immediate attention and corrective action.

You are provided 10 days to respond to this notice.

Sincerely,

Robert Atallo, AICP, CFM, Director
Department of Planning and Building

Paradise Apartments
5142 Wall-Triana Highway

Code Violations
April 8, 2008

1. Grass and weeds throughout the complex are over 12 inches in height.
2. Litter, junk and debris exist throughout the complex.
3. Water heaters in Apartments 101, 104, 111, 126, 128, 130 and 134 had several violations which included faulty heating elements that pose a fire hazard, over sized circuit breakers, accumulation of dust and debris around and on top of the water heater which posed a fire hazard, electrical wiring not properly installed or protected and temperature and pressure relief water heater valve drains that were improperly installed or not installed at all.
4. HVAC equipment in Apartments 101, 104, 111, 126, 128 and 130 had several violations posing a health, safety and fire hazard to occupants and includes among others, no electrical disconnects located within the HVAC equipment closet, accumulation of dust and debris in and around the HVAC equipment, HVAC condensate drains not properly installed, electrical wiring not properly installed or protected and severe icing of air-conditioning refrigerant lines particularly in unit 104.
5. Apartment 101 has water damage on the porch ceiling.
6. Apartment 104 had an electrical wall outlet located on the balcony with the grounding portion of the receptacle plugged and a light socket on the balcony painted over.
7. Outside Apartment 111, the HVAC compressors were mounted on a concrete pad that was not level.
8. The bedroom window in Apartment 126 could not be opened.
9. Apartment 128 had electrical wiring within the water heater and HVAC closet that was illegally crimped, exposing wiring and creating a fire and shock hazard.
10. Apartment 134 had an outdoor cooking grill located on the balcony posing a fire hazard.
11. Apartment 134 had water damage to the ceiling, wall and floor as a result of a leaking roof. What appeared to be mold was beginning to show along the bottom of the wall and floor.
12. Many of the apartment units were missing their address identifying numbers.

13. Building 100 had severe water damage to the roof edges. Roof decking and trim along the edge of the roof was rotted.
14. Almost all of the units had kitchen range hoods with inoperative exhaust dampers and/or large amounts of grease accumulated within the damper and duct area and creating a fire hazard.
15. The office building had a yard light attached to the side of the building. The yard light was fed by wiring through plumbing type PVC and not electrical conduit. In addition, wiring (appeared to be NM type cable) was run from through a hole in the side of the building to the light with the wiring exposed and the not protected at the wall penetration.
16. Some apartment unit bedroom windows could be seen blocked with poles to prevent them from being opened, creating a life safety hazard.
17. The upstairs railing of the open corridor in building 120 was not fastened to the wall properly.
18. No fire protection walls appear to be installed between Apartments 126 and 130 within the attic area. In addition, attic wiring appears to be improperly supported or protected.