

**North Carolina Office of the State Fire Marshal
Engineering and Building Codes Division**

RE:	)	
Appeal of the July 27, 2026	)	
Unsafe Building Decision by the	)	OSFM DECISION
Charlotte Fire Department	)	
Regarding the Property Located	)	
at 212 W. Woodlawn Road,	)	
Charlotte, NC 28217	)	
	)	
	)	
	)	

In accordance with N.C.G.S. § 160D-1127, FHNC 212 West Woodlawn, LLC, through counsel, has appealed the Charlotte Fire Department’s unsafe building decision regarding the property located at 212 W. Woodlawn Road, Charlotte, NC 28217 to the Office of the State Fire Marshal, Engineering and Building Codes Division (“OSFM”).

N.C.G.S. § 160D-1127 allows appeals from any order, decision, or determination by a member of a local inspection department pertaining to the North Carolina State Building Code or other State building laws to the State Fire Marshal or his designee.

PARTIES

Appellant: FHNC 212 West Woodlawn, LLC
212 W. Woodlawn Road
Charlotte, NC 28217

Appellee: Charlotte Fire Department
500 Dalton Ave.
Charlotte, NC 28206

BACKGROUND

On July 31, 2026, the appellant submitted an appeal to the Office of the State Fire Marshal of the appellee’s unsafe building decision regarding the property located at 212 W. Woodlawn Road, Charlotte, NC 28217.

FINDINGS

Based on information submitted by the appellant, the undersigned makes the following findings.

1. N.C.G.S. § 160D-1127 allows appeals from any order, decision, or determination by a member of a local inspection department pertaining to the North Carolina State Building Code or other State building laws to the State Fire Marshal or his designee.

....

§ 160D-1127. Appeals.

Unless otherwise provided by law, appeals from any order, decision, or determination by a member of a local inspection department pertaining to the North Carolina State Building Code or other State building laws shall be taken to the State Fire Marshal or the State Fire Marshal's designee or other official specified in G.S. 143-139 by filing a written notice with the State Fire Marshal and with the inspection department within a period of 10 days after the order, decision, or determination. Further appeals may be taken to the Building Code Council or Residential Code Council or to the courts as provided by law. (2019-111, s. 2.4; 2020-3, s. 4.33(a); 2020-25, s. 51(a), (b), (d); 2023-108, s. 1(p); 2023-151, s. 11.89.)

....

2. N.C.G.S. § 160D-1123 allows any owner to appeal unsafe building decisions rendered under N.C.G.S. § 160D-1122 to the governing board.

....

§ 160D-1119. Unsafe buildings condemned.

(a) Designation of Unsafe Buildings. - Every building that shall appear to the inspector to be especially dangerous to life because of its liability to fire or because of bad condition of walls, overloaded floors, defective construction, decay, unsafe wiring or heating systems, inadequate means of egress, or other causes shall be held to be unsafe, and the inspector shall affix a notice of the dangerous character of the structure to a conspicuous place on the exterior wall of the building.

(b) Nonresidential Building or Structure. - In addition to the authority granted in subsection (a) of this section, an inspector may declare a nonresidential building or structure within a community development target area to be unsafe if it meets all of the following conditions:

- (1) It appears to the inspector to be vacant or abandoned.
- (2) It appears to the inspector to be in such dilapidated condition as to cause or contribute to blight, disease, vagrancy, or fire or safety hazard, to be a danger to children, or to tend to attract persons intent on criminal activities or other activities that would constitute a public nuisance.

(c) Notice Posted on Structure. - If an inspector declares a nonresidential building or structure to be unsafe under subsection (b) of this section, the inspector must affix a notice of the unsafe character of the structure to a conspicuous place on the exterior wall of the building. For the purposes of this section, the term "community development target area" means an area that has characteristics of an urban progress zone under G.S. 143B-437.09, a "nonresidential redevelopment area" under G.S. 160A-503(10), or an area with similar characteristics designated by the governing board as being in special need of revitalization for the benefit and welfare of its citizens.

(d) Applicability to Residential Structures. - A local government may expand subsections (b) and (c) of this section to apply to residential buildings by adopting an ordinance. Before adopting such an ordinance, a local government shall hold a legislative hearing with published notice as provided by G.S. 160D-601. (2019-111, s. 2.4; 2020-3, s. 4.33(a); 2020-25, s. 51(a), (b), (d).)

....

§ 160D-1121. Action in event of failure to take corrective action.

If the owner of a building or structure that has been condemned as unsafe pursuant to G.S. 160D-1119 fails to take prompt corrective action, the local inspector shall give written notice, by certified mail to the owner's last known address or by personal service, of all of the following:

- (1) That the building or structure is in a condition that appears to meet one or more of the following conditions:
 - a. Constitutes a fire or safety hazard.
 - b. Is dangerous to life, health, or other property.
 - c. Is likely to cause or contribute to blight, disease, vagrancy, or danger to children.
 - d. Has a tendency to attract persons intent on criminal activities or other activities that would constitute a public nuisance.
- (2) That an administrative hearing will be held before the inspector at a designated place and time, not later than 10 days after the date of the notice, at which time the owner will be entitled to be heard in person or by counsel and to present arguments and evidence pertaining to the matter.
- (3) That following the hearing, the inspector may issue such order to repair, close, vacate, or demolish the building or structure as appears appropriate.

If the name or whereabouts of the owner cannot, after due diligence, be discovered, the notice shall be considered properly and adequately served if a copy is posted on the outside of the building or structure in question at least 10 days prior to the hearing and a notice of the hearing is published in a newspaper having general circulation in the local government's area of jurisdiction at least once not later than one week prior to the hearing. (2019-111, s. 2.4; 2020-3, s. 4.33(a); 2020-25, ss. 33, 51(a), (b), (d).)

....

§ 160D-1122. Order to take corrective action.

If, upon a hearing held pursuant to the notice prescribed in G.S. 160D-1119, the inspector shall find that the building or structure is in a condition that constitutes a fire or safety hazard or renders it dangerous to life, health, or other property, the inspector shall make an order in writing, directed to the owner of such building or structure, requiring the owner to remedy the defective conditions by repairing, closing, vacating, or demolishing the building or structure or taking other necessary steps, within such period, not less than 60 days, as the inspector may prescribe, provided that where the inspector finds that there is imminent danger to life or other property, the inspector may order that corrective action be taken in such lesser period as may be feasible. (2019-111, s. 2.4; 2020-3, s. 4.33(a); 2020-25, s. 51(a), (b), (d).)

....

§ 160D-1123. Appeal; finality of order if not appealed.

Any owner who has received an order under G.S. 160D-1122 may appeal from the order to the governing board by giving notice of appeal in writing to the inspector and to the local government clerk within 10 days following issuance of the order. In the absence of an appeal, the order of the inspector is final. The governing board shall hear an appeal in accordance with G.S. 160D-406 and render a decision within a reasonable time. The governing board may affirm, modify and affirm, or revoke the order. (2019-111, s. 2.4; 2020-3, s. 4.33(a); 2020-25, ss. 34, 51(a), (b), (d).)

....

CONCLUSIONS

1. The State Fire Marshal lacks jurisdiction to decide this appeal under N.C.G.S. § 160D-1127.
2. The governing board under N.C.G.S. § 160D-1123 is the proper venue for the appellant to appeal this unsafe building decision by the appellee.

APPEAL DECISION

Based on the foregoing, the appeal is hereby DISMISSED for lack of jurisdiction as the governing board under N.C.G.S. § 160D-1123 is the proper venue for the appellant to appeal this unsafe building decision by the appellee.

This 15th day of October 2026.



David Rittlinger, PE, LEED AP
Division Chief – Codes & Interpretations
North Carolina Office of State Fire Marshal

FURTHER APPEAL RIGHTS

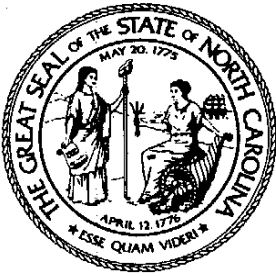
The appellant and appellee have the right to appeal this decision to the NC Building Code Council, the Wake County Superior Court, or the superior court of the county in which the property at issue is located. Please refer to G.S. § 160D-1127 and 143-141 and the NC Administrative Code and Policies, Section 202.9.2 for appeal rights. In accordance with G.S. § 143-141, you have 30 days in which to appeal this decision to the NC Building Code Council.

cc:

Kevin Miller, Charlotte Fire Department, Fire Marshal, kevin.l.miller@charlottenc.gov

Nathan Childs, NCDOJ, counsel for NC Building Code Council, nchilds@ncdoj.gov

Nicki Shaffer, NCDOJ, counsel for NC Residential Code Council, wshaffer@ncdoj.gov



**APPENDIX E
APPEALS
NORTH CAROLINA
BUILDING CODE COUNCIL
1429 Rock Quarry Road, Suite 105
Raleigh, North Carolina 27610
(919) 647-0008
david.rittlinger@ncdoi.gov**

GS 153A-374, GS 160A-434
Formal Interpretation by NCDI _____
Appeal of Local Decision to NCDI X

Hearing Date _____ / _____ / _____
GS 143-140, GS 143-141
Appeal of Local Decision to NCBCC _____
Appeal of NCDI Decision to NCBCC _____

APPELLANT Alec S. Jalovec, Esq. **PHONE** (704) 900 - 2215
REPRESENTING FHNC 212 West Woodlawn, LLC
ADDRESS 212 W. Woodlawn Road
CITY Charlotte **STATE** NC **ZIP** 28217
E-MAIL ajalovec@tlg-law.com **FAX** (704) 900 - 2215

North Carolina State Building Code, Volume _____ - Section _____

REQUEST ONE: ☐ Formal Interpretation by NCDI ☐ Appeal of Local Decision to NCBCC
☒ Appeal of Local Decision to NCDI ☐ Appeal of NCDI Decision to NCBCC

Type or print. Include all background information as required by the referenced General Statutes and the attached policies. Attach additional supporting information.

Appellant is filing this appeal in conjunction with a filed lawsuit 26CV042650-590 in Mecklenburg County. In the event the court determined that it lacks jurisdiction to decide or rule on Appellant's claims, Appellant files this appeal to preserve its right to appeal pursuant to N.C.G.S. 160D-1127.

REASON:

A copy of the most recent Fire Inspection Report is attached hereto as **Exhibit A**. On July 27th, the Charlotte Fire Department placed a notice on Appellant's property declaring the property "unsafe" and ordering that the property must be vacated. This notice is attached as **Exhibit B**. Appellant contends that the posting of this notice is improper for several reasons. First, Appellant has never been provided a hearing regarding the designation of the building as "unsafe", as required by 160D-1121 - 1122, 160D-1203, 160D-1208, and/or the Charlotte City Code 11-38, 11-40, and 11-47. Second, the posting of the notice was done without following the procedures in City Code 11-47, NCGS 160D-1119 - 1123, or 160D-1201 - 1208. Third, while the Fire Inspection Report lists various alleged violations, it fails to state with particularity what alleged violations make the building "unsafe". Specifically, the report states that the building does not meet fire, building, and electrical codes per Mecklenburg County Code Enforcement. But Appellant has not received any notice of violation from County Code Enforcement. Additionally, Appellant submitted plans and documents to the Charlotte Fire Department for review to show compliance, which the Charlotte Fire Department has apparently not reviewed.

Appellant reserves the right to amend this appeal as additional information is discovered.

APPEAL TO NCDI/NCBCC

Signature Alec S. Jalovec
NC Bar No. 50793

DATE: 07/31/2026

FORM 3/14/17



Charlotte Fire Department Fire Inspection Report

Prepare for your next inspection at: <http://FirePrevention.CharlotteFire.org>

Inspector: Link, Tommy

Inspection Date: 7/23/2026

Insp Phone Num: 7044305167

BUSINESS INFORMATION

Contact Name: VERNA LOCKHART

Business Name: RED LION HOTELS

Occ Use: Residential 1

Inspection Type: General Inspection

Address: 212 W WOODLAWN RD, Charlotte, NC, 28217 Unit:000A

Property Use: 445, Hotels, 100 or more units, Year round use

Permit Due Date: 4/1/2027

Inspection District: Station 12

Frequency Days: 14

VIOLATIONS

(Office Use Only)

V-CODE CDI NOV

Notes / Location

206
Notified
Business To
Repair

206 Fire watch/impairment coordinator required, NCFC Section 901.7 \$50.00 fine if violation not corrected.

6/25/2026
FIRE WATCH MUST BE MAINTAINED AND LOGS KEPT FOR REVIEW BY THE INSPECTOR.

7/01/2026
NO REPORT OF REPAIR. PANEL SHOWS TROUBLES. FIRE WATCH MUST BE MAINTAINED ACCORDING TO CFD FIRE WATCH GUIDELINES. INSTRUCTIONS HAVE BEEN PROVIDED BY EMAIL.

7/16/2026
MAINTAIN FIRE WATCH UNTIL RECEIVED BY THE INSPECTOR

7/23/2026
MAINTAIN FIRE WATCH UNTIL ONLY RADISSON IS OCCUPIED AND FIRE ALARM SYSTEM IS CONFIRMED AS A STAND ALONE SYSTEM.

222
Unsatisfactory

6/25/2026
ALL THREE FIRE ALARM PANELS SHOW TROUBLE AND SUPERVISORY ALERTS.

ALARM PANEL AT RED LION DESK HAS BEEN RED-TAGGED BY THE INSPECTION SERVICE COMPANY. PROBLEMS WITH ALARM SYSTEM HAVE BEEN ONGOING.

SHOW CORRECTION OF DEFICIENCIES NOTED ON MARMIC'S INSPECTION REPORT DATED 1/28/2026. SHOW PANEL AS READING NORMAL.

During my inspection I found the fire alarm control panel was indicating trouble and / or supervisory alarms. If these are due to upfits or other construction work in the building that is fine. If they are due to other reasons (such as devices not functioning properly, equipment being tampered with, etc.) then please have the issues corrected as soon as possible and then send me the paperwork showing what the issues were, what the remedy was, and that the panel is now showing normal operation.

F or any deficiencies or issues noted on any of the reports, please also provide documentation reflecting the repairs or that further maintenance was completed successfully



Charlotte Fire Department Fire Inspection Report

Prepare for your next inspection at: <http://FirePrevention.CharlotteFire.org>

5/28/2026
NOTED ON LTV:

SUITES A & B HAVE MULTIPLE TROUBLES ON FIRE ALARM PANELS. SOME SMOKE HEADS AND SOUNDER BASES ARE MISSING.

PULL STATION BY ROOM 1118 POINT 32 HAS BROKEN SWITCH (CLARION SIDE)

PULL STATION BY ROOM 2114 HAS BROKEN KEY IN LOCK AND NEEDS TO BE REPLACED.

ROOM 1315 HAS A MISSING SMOKE HEAD AND BASE NEEDS TO BE REPLACED.

SMOKE DETECTOR BAD IN ROOM 4117

RAMADA SIDE (NODE 1) NACS NOT WORKING. POWER SUPPLY IS NOT TRIGGERING DURING ALARMS.

Loop 4 Node 2 Clarion Rm 4117 Smoke detector in Supervisory.

5/09/2025
PYE-BARKER FAILED THE ANNUAL INSPECTION TEST OF THE FIRE ALARM SYSTEM ON 2/25/2025. FIRE WATCH IS REQUIRED. FOLLOW CFD POLICY GUIDELINES. PROVIDE RECORD OF FIRE WATCH TO THE INSPECTOR.

NOTIFY FIRE ALARM OF SYSTEM IMPAIRMENT.

Inspection, testing and maintenance. Fire detection, alarm, and extinguishing systems, mechanical smoke exhaust systems, and smoke and heat vents shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective.

By code, all fire protection, suppression, and life safety systems shall be serviced and tested a minimum of once a year or as mandated by the manufacturer or other applicable codes. Please have the following systems serviced as soon as possible and annually thereafter.

During my inspection I found the fire alarm control panel was indicating trouble and / or supervisory alarms. If these are due to upfits or other construction work in the building that is fine. If they are due to other reasons (such as devices not functioning properly, equipment being tampered with, etc.) then please have the issues corrected as soon as possible and then send me the paperwork showing what the issues were, what the remedy was, and that the panel is now showing normal operation.

7/14/2025
RE-INSPECTION ON SITE. FIRE ALARM SYSTEM IS ACTIVE/WORKING. SHOWING TROUBLE RELATED TO HVAC ISSUE. PYE BARKER WILL RETURN JULY 23, 2025.

10/17/2025
NO RECORD OF REPAIR. CONTACT REPORTS PROBLEMS WITH PYE-BARKER. PYE-BARKER CONTACTED FOR RESPONSE. WAITING FOR REPLY.
FIRE ALARM PANEL SHOWS:
PANEL SOUNDER SILENCED
GENERAL TROUBLE - 7



Charlotte Fire Department Fire Inspection Report

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SUPERVISORY ALARM

CONTACT SERVICE TO HAVE FIRE ALARM SYSTEM RETURNED TO NORMAL SERVICE.

11/24/2024

FOUND ALARM WITH TROUBLE AND SUPERVISORY ALERTS:

PANEL SOUNDER SILENCED

MORE EVENTS - 9 TROUBLES

CONTACT SERVICE TO HAVE FIRE ALARM SYSTEM RETURNED TO NORMAL SERVICE.

SEND REPORT TO THE INSPECTOR FOR REVIEW.

12/11/2025

RE-INSPECTION, CONDUCTED ON SITE.

NO REPORT OF CORRECTION, REPAIR.

FIRE ALARM PANEL SHOWING TROUBLES AND SUPERVISORY NOTIFICATIONS. HAVE ALARM SYSTEM SERVICED AND

PROVIDE REPORT TO THE INSPECTOR

12/29/2025

RE-INSPECTION, ON SITE.

REPORT OF NEW SERVICE COMPANY. ALARM SYSTEM STILL SHOWING TROUBLE AND SUPERVISORY ALERTS.

1/09/2926

VIOLATION WILL BE CARRIED OVER TO PENDING INSPECTION.

1/12/2026

VIOLATION CARRIED OVER TO FY2025/2026 INSPECTION. NOTED AT RADISSON FIRE ALARM CONTROL PANEL AND RED

LION FIRE ALARM CONTROL PANEL.

1/29/2026

REPAIRS UNDERWAY. RETURN ON FEBRUARY 4th

2/19/2026

RECEIVED REPORT OF CRITICAL DEFICIENCIES IN FIRE ALARM SYSTEM. SENT EMAIL TO PLACE HOTELS ON FIRE WATCH.

3/03/2026

REMAIN ON FIRE WATCH UNTIL REPAIRS ARE COMPLETED. CONTINUE TO MAINTAIN FIRE WATCH LOG. NOTIFY GUESTS

AND OCCUPANTS OF DEFECT IN FIRE ALARM SYSTEM. SHOW ANNOUNCEMENT TO THE INSPECTOR.

4/20/2026

ALARM STILL IN NEED OF REPAIR. FIRE WATCH CONTINUES TO BE MAINTAINED. SIGN NOTIFYING GUESTS IS PLACED AT

FRONT DESK.

5/26/2026

NO REPORT OF REPAIR. PANEL SHOWS TROUBLES.

7/01/2026

NO REPORT OF REPAIR. PANEL SHOWS TROUBLES.

7/13/2026



Charlotte Fire Department Fire Inspection Report

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RECEIVED LETTER OF COMPLIANCE FROM RED LION. REQUESTED DETAIL OF WORK THAT RESTORED ALARM SYSTEM TO NORMAL

7/14/2024
RECEIVED LETTER OF COMPLIANCE FROM PYE-BARKER.

7/16/2026
EMAILED PYE BARKER REQUEST FOR MORE DETAIL OF WHAT DEVICES ARE INTERCONNECTED AND HOW THEY INTERACT INTO ONE ALARM SYSTEM.
TROUBLE AND SUPERVISORY ALERTS.

PYE-BARKER REQUESTED TO SUBMIT REPORTS SHOWING FIRE ALARM COVERAGE FOR EACH PANEL AND IF SYSTEMS ARE INTERCONNECTED. NO REPLY AS OF YET. IT IS NOW NECESSARY TO CONFIRM THE RADISSON'S FIRE ALARM SYSTEM IS A STAND ALONE SYSTEM NOT RELIANT ON ELECTRICAL SERVICES FROM THE RED LION AND CLARION HOTELS ELECTRICAL SYSTEM.

706 Unsatisfactory 706 Vacant premises/buildings not properly safeguarded, NCFC Section 311.2 \$50.00 fine if violation not corrected.

7/23/2026
RED LION AND CLARION HOTELS ARE BEING PLACARDED AS UNSAFE ON MONDAY AND MUST BE EVACUATED AND SECURED AS SUCH. THE CFD BOARDING GUIDELINES WILL BE SENT BY EMAIL.

By code, vacant or unoccupied structures, buildings, and premises shall be safeguarded against illegal entry by unauthorized persons. Please take whatever measures are necessary in order to prevent vagrants or other unauthorized entry into the structure or suite.

723 Unsatisfactory 723 Other/not complying with code \$50.00 fine if violation not corrected.

ATRIUM SMOKE CONTROL SYSTEM (CLARION/FORMER RAMADA INN) NEEDS TO BE TESTED. CONTACT SERVICE PROVIDER.

202 Test certificates needed for fire suppression/life-safety system(s). NCFC Section 901.6 \$50.00 fine if violation not corrected.
Please furnish that documentation which is applicable to your building or suite reflecting the following:
- Annual service and test of all smoke control systems. (Smoke dampers every 4-years)

12/20/24
NOT COMPLETED.

1/17/2025
NOT COMPLETED. REPORT NEEDED FOR REVIEW BY THE INSPECTOR

5/09/2025
SPOKE TO MARIA CATALDO. ADVISED THAT PYE-BARKER WILL BE CONDUCTING TEST.



Charlotte Fire Department Fire Inspection Report

Prepare for your next inspection at: <http://FirePrevention.CharlotteFire.org>

7/14/2025
NO REPORT OF REPAIR

10/17/2025
NO RECORD OF REPAIR. CONTACT REPORTS PROBLEMS WITH PYE-BARKER. PYE-BARKER CONTACTED FOR RESPONSE.
WAITING FOR REPLY.

11/24/2025
NO RECORD OF REPAIR. SEND REPORT TO THE INSPECTOR FOR REVIEW.

12/11/2025
NO RECORD OF REPAIR/CORRECTION. PYE BARKER HAS LOOKED AT SYSTEM BUT HAS NO CONTRACT TO PERFORM THE WORK.

12/29/2025
RE-INSPECTION, ON SITE.
NO RECORD OF REPAIR OR CORRECTION.

1/12/2026
VIOLATION CARRIED OVER TO FY2025/2026 INSPECTION REPORT.

1/29/2026
NO RECORD OF INSPECTION. ATRIUM SMOKE CONTROL SYSTEM MUST BE INSPECTED AND PROVEN TO BE FUNCTIONING TO CONTINUE USE IN RED LION.

3/03/2026
RELOCATE ALL GUESTS AND OCCUPANTS FROM ROOMS ADJACENT TO THE ATRIUM SPACE.

4/20/2026
ATRIUM SIDE OF WING IS REPORTED AS NOT IN USE.

5/26/2026
NO REPORT OF REPAIR. ROOMS ADJACENT TO THE ATRIUM ARE REPORTED AS NOT IN USE. HOWEVER, EMERGENCY EXIT SIGN IN VENDING MACHINE AREA DIRECTS PEOPLE INTO ATRIUM. OLD LOBBY DOORS ARE NOT MARKED AS EMERGENCY EXITS. THESE DOORS ARE NOW SECURED WITH PADLOCK. CONTRACT A PROFESSIONAL DESIGNER TO DETERMINE HOW AND WHERE TO LOCATE EMERGENCY EXIT LOCATIONS AND PREVENT THE UNAUTHORIZED TRAVEL OF OCCUPANTS INTO AREAS THAT WOULD EXCEED DISTANCE REQUIREMENTS FOR EXITS.

NC Fire Code

[A] 104.7.2 Technical Assistance

To determine the acceptability of technologies, processes, products, facilities, materials and uses attending the design, operation or use of a building or premises subject to inspection by the fire code official, the fire code official is authorized to require the owner or the owner's authorized agent to provide, without charge to the jurisdiction, a technical opinion and report. The opinion and report shall be prepared by a qualified engineer, specialist, laboratory or fire safety specialty organization acceptable to the fire code official and shall analyze the fire safety properties of the design, operation or use of the building or premises and the facilities and apertures situated thereon, to recommend necessary changes. The fire code official is authorized to require design submittals to be prepared by, and bear the stamp of, a registered design professional.



Charlotte Fire Department Fire Inspection Report

Prepare for your next inspection at: <http://FirePrevention.CharlotteFire.org>

Per code, fire protection systems shall be maintained in accordance with original installation of that system. Any alteration, remodeling, or additions to the structure shall also require the fire protection system be altered or extended to ensure continued protection as required by code for all spaces in the building.

6/25/2026
MARKED/LIGHTED EXIT SIGNS STILL LEAD OCCUPANTS INTO THE ATRIUM AREA.

7/01/2026
NO CORRECTION. HAZARD PRESENT AT TIME OF MEETING.

7/16/2026
NO CHANGE

7/23/2026
RED LION AND CLARION HOTELS ARE DEEMED AS UNSAFE DUE TO FIRE, BUILDING AND ELECTRICAL CODE VIOLATIONS AND WILL BE PLACARDED AS UNSAFE ON MONDAY MORNING TO ALLOW RELOCATION OF OCCUPANTS.

PLAN TO CORDON OFF ACCESS TO CLARION AND PORTIONS OF RED LION WOULD NOT MEET CODE REQUIREMENTS PER MECKENBURG COUNTY CODE ENFORCEMENT. ADDITIONAL ELECTRICAL AND BUILDING CODE VIOLATIONS NOTED.

724 Unsatisfactory 724 Other life-safety violation \$200.00 fine if violation not corrected.

7/23/2026
SITE BUILT PLANS SHOWING LIFE SAFETY SYSTEMS (FIRE ALARM AND SPRINKLER). ELECTRICAL AND PLUMBING SYSTEMS ARE NEEDED FOR REVIEW BY PLANS REVIEW SHOWING THAT SYSTEMS CAN OPERATE AS STAND ALONE SYSTEMS AND DO NOT RELY ON COMPONENTS OF THE RED LION AND CLARION SYSTEMS.

SHARE PLANS WITH THE INSPECTORS.

ADDITIONAL NOTES

7/23/2026
RE-INSPECTION ON SITE. ON SITE INSPECTION WITH CODE ENFORCEMENT AND MECKLENBURG COUNTY BUILDING DEPARTMENT. RED LION AND CLARION HOTELS EVALUATED AND DETERMINED TO BE UNSAFE AND MUST BE VACATED.

RED LION AND CLARION WILL BE PLACARDED AS UNSAFE ON MONDAY. THIS WILL GIVE STAFF TIME TO NOTIFY AND RELOCATE CURRENT OCCUPANTS. INSPECTORS NOTED MULTIPLE CODE VIOLATIONS.

Correction of any violation listed as Notified Business to Repair will be confirmed at next scheduled inspection, with fines issued for uncorrected or repeat violations.

Any violations listed shall be corrected immediately. A follow-up inspection will be conducted by 8/6/2026 to confirm compliance with violations listed as Unsatisfactory, with fines issued for non-compliance. Additional follow-up visits will also result in an assessment fee of \$155.00 per visit.

First Name	Last Name	Primary Phone
VERNA	LOCKHART	8437083759
MARIA	CATALDO	4148973180
JASON	HAYES	9197471623



Charlotte Fire Department Fire Inspection Report

Prepare for your next inspection at: <http://FirePrevention.CharlotteFire.org>

****YOU WILL RECEIVE AN INVOICE FOR THE FIRE INSPECTION FROM THE CITY OF CHARLOTTE****

THIS BUILDING HAS BEEN DEEMED

UNSAFE

RED LION AND CLARION HOTEL BUILDINGS ONLY
Occupancy is prohibited by order of the Charlotte Fire
Department.

Este edificio no es seguro. No entrar.

This building has been deemed **UNSAFE** and entry is prohibited until deemed safe by a Mecklenburg County Building Official.
Contact the Mecklenburg County Building Department at 980-314-2633.



REF. NORTH CAROLINA FIRE CODE, SECTION 110 and NCGS § 160D-1119.

TC LINK

7/27/2026

Posted by:

Ph. 704-430-5167

Date/Time Posted:

11:40 AM

UNLAWFUL REMOVAL OF THIS SIGN IS A CLASS 1 MISDEMEANOR PURSUANT TO NORTH
CAROLINA GENERAL STATUTE § 160D-1120

AUTOMATIC DOOR besam ASSA ABLOY **STAND CLEAR**

EXHIBIT B