



**VINCE MEURLOTT P.E.  
ENGINEERING AND INSPECTIONS**

596 Arvita Court, Fairbanks, Alaska 99712  
907.378.4663, vmeurlott@gmail.com, meurlott.com

---

Date of Initial Inspection: February 13, 2022

Job: 505 W. 2nd St Anchorage Grand Hotel Commercial Building Evaluation Feb 2022

To: Larry & Prairie Daugherty, David Snow

This engineer's report was prepared for you after my inspection with Andrew Crabb assisting. For brevity positive merits of the building are not reported here. Comments apply to all units unless stated otherwise. Disclosures were not provided. We were able to access almost all of the units and most were not occupied allowing us to make a good evaluation. Recommendations for correction are listed below along with some suggestions for future reference following:

**General and Fire Resistive:**

1. Ensure there are functioning smoke detectors in the hall adjacent to bedrooms and in each bedroom with **fresh batteries in each unit**. Replace any smoke detectors that are more than ten years old. **Most of the detectors were manufactured in 2011 and should be replaced.**
2. Ensure there are functioning CO detectors in the hall adjacent to bedrooms.
3. Provide approval of the sprinkler system by a licensed professional in that field.
4. Provide approval of the fire alarm system by a licensed professional in that field. The contractor shall also verify that the emergency lights are working properly and replace or repair any that need to be serviced.
5. Provide approval of the elevator system by a licensed professional in that field.
6. Cure slight leak in sprinkler pipe at valve above the west side access panel in the living room of unit 507.

**Attic/Roof:**

7. Have a licensed contractor evaluate the roof membrane for estimated useful life remaining and cost to replace. Some snow removal would be required. We exposed a little of the roofing. It appeared to be membrane type which is desirable but appeared to have many "mop on" type patches. We only noted one area of the ceiling that had moisture damage which was acknowledged by the seller.

**Mechanical:**

8. Have all three of the boilers inspected and fully serviced by a licensed and bonded contractor. Contractor is to check all safety items and perform necessary repairs. Ensure that the heat exchanger is cleaned. Supply a receipt to confirm the work. This is a normal service item that should be performed every year.

9. Clean and inspect the boiler chimney. Provide a receipt from a qualified technician. The boiler technician usually does not perform this work. Make any corrections necessary for safe use. Technician is to report condition on receipt.
10. Cure leak at the packing nut in the ceiling above the area in front of the boilers.
11. Repair the top of concrete boiler chimney above the roof.
12. **Ensure that all of the thermostats and heating zones work properly for every room. The thermostats for many rooms did not activate the heat.**
13. Have the current owner identify where the shut off valves for each level of the hydronic system for maintenance.
14. Have the current owner state their maintenance procedure for flushing or adding any chemicals to the hydronic system for maintenance.
15. Have the current owner state if they add any glycol to the hydronic system.

**Additional information and/or suggestions for future reference follow:**

- a. The boilers and many of the controls for the older atmospheric type in place appear to work in an acceptable manner. It is best if they are replaced with newer ones that are energy efficient. We requested an evaluation of equipment and estimate to replace by a local mechanical contractor.
- b. Elevator equipment appeared to be old but in good condition.
- c. Roof drains appeared to be clear and functional.
- d. We checked several of the electrical panels. They appeared to properly wired and labeled.
- e. I noted that the smoke detectors checked were hard wired and interconnected per current code requirements.
- f. Limit the potable water temperature to 120 F maximum to reduce chance of scalding. In general the temperature was reasonable. A couple places I found it to be about 127 F.
- g. Gfci protection was provided for bath receptacles and kitchen receptacles within 6' of the sink. We tested the polarity and grounding and found them to be correct and the gfci protection tripped with an independent testing device.
- h. In general, we did not note much mildew. A little could be seen at the corner of the tile tub surround. We did not check under all the sinks for it.
- i. You may want to improve the number of lumens for the kitchen such as in unit 503.
- j. We noted access panels in the top level ceiling for sprinkler valves.
- k. Windows measured 21.5" x 42.5" in the clear when opened which meet current egress requirements. They are double pane, low E coatings, with good gaskets.
- l. You may be able to add insulation above the ceiling on the top level. There is 2' between the ceiling and bottom of the roof.
- m. I requested records of the Municipality of Anchorage Building Department. They were reluctant to provide the historical records earlier than the year 2000. I believe those are still in paper and would take a lot of effort to procure. Only one notable "deficiency" was permit #F00-4039 for the sprinkler system that was not closed out. A current inspection and approval requested above should properly address that. The newer permit for a change in use from a hotel to apartments submitted by Architect Daniel Clift is still in process as the work has not been completed or inspected which is expected.

- n. A photo of the hotel in the lobby after the big 1964 earthquake appears to show minimal damage from my perspective.
- o. I requested records of the Municipality of Anchorage Fire Department. They are attached. No significant building construction concerns were raised - **but maintenance problems have been noted with regard to door stops and needed signage to alert occupants or tenants that fire doors are to be kept closed. See attached notices.**
- p. We note some accessible units with grab bars, lower sinks and under sink clearance.
- q. We note nice newer “smart” pumps for the hydronic system and a bypass cylinder to flush out sediment in the hydronic fluid.
- r. Ask tenants to minimize use of blinds/drapes on the windows during the winter except for what is needed for privacy. Remove window screens in winter to reduce condensation on the windows that may drip down and damage the window sills.
- s. We noted some original manuals for equipment on site.
- t. Use a good quality paintable caulk with a high coefficient of expansion to seal cracks or gaps around the windows. Spenards Building Supply has “Big Stretch” or OSI Quad sealant caulking that meets this criteria.

**Note to seller or those arranging work cited in this report.**

Please provide this report to those who provide quotes or perform services. They should have the report in hand if requesting clarifications. Please send an email with the address of the property in the subject line for requests to perform final inspections or clarifications.

The inspection was limited to the portions of the building readily accessible. The report is intended to augment our onsite discussions. The comments are based on what could be observed at the time of inspection. This report may not address every concern that you or another engineer deem applicable. It does not typically address detached buildings, mildew, mold, radon, wells, septic systems, fuel tanks, leaked fuel, soils, environmental hazards (such as lead in paint or piping, asbestos) or right of way/zoning violations. Leaks or condensation may not be identified if not readily visible. I encourage the client to retain other professionals such as mechanical technicians or environmental testing specialists to evaluate concerns or areas not addressed by an engineering report. The client must also exercise due diligence to review and evaluate the building including disclosures and other information available. Please notify me immediately if you believe that I did not address your concerns.



February 18, 2022 is the date for this stamp.

Thanks for the opportunity to serve you.

Please email [vmeurlott@gmail.com](mailto:vmeurlott@gmail.com),

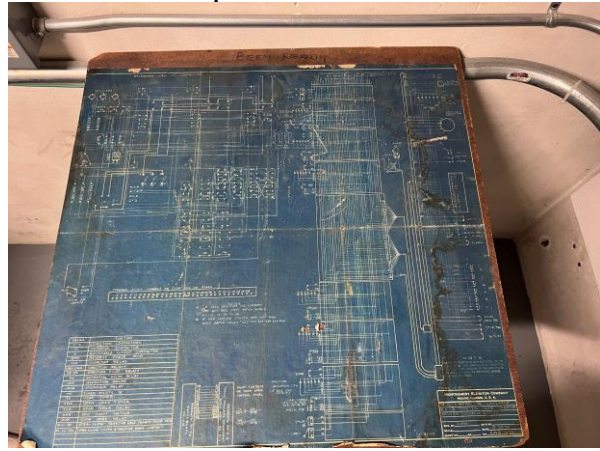
or call me at (907) 378-4663 if you need clarification or require reinspection.

Sincerely, Vince Meurlott, P.E.

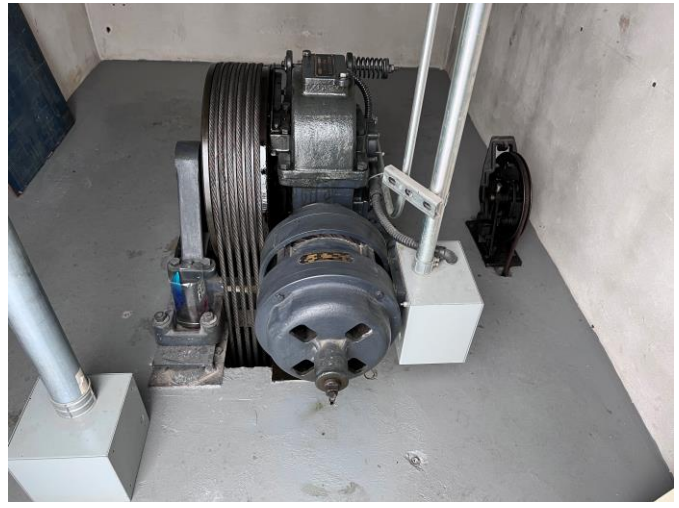
Historical Photo in Lobby after earthquake



Old "blue line" print mounted on board



Arctic Elevator  
Maintenance  
907-646-0816



MONTGOMERY ELEVATOR CO.  
MOLINE, ILL. U. S. A.  
SIZE 8 1/2 E SERIAL NO. 9480



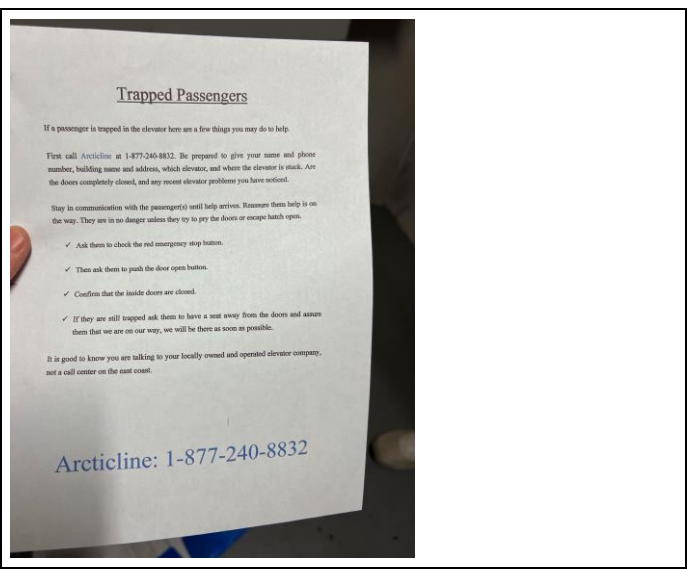
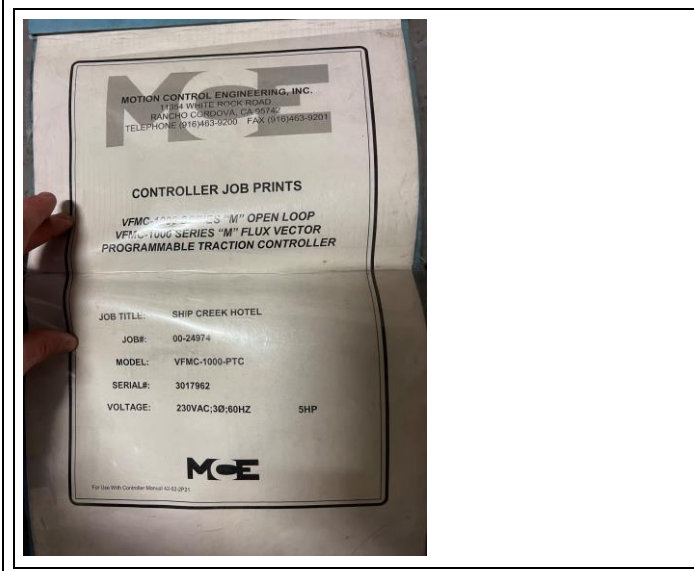


Elevator room above shaft. Membrane roof covering with turbine vents





Chinook Fire Protection tags found along with some equipment manuals and elevator use directions.





Door closers to hall appear to work well. Signage for exiting on inside of door.



2' space above ceiling to underside of roof deck

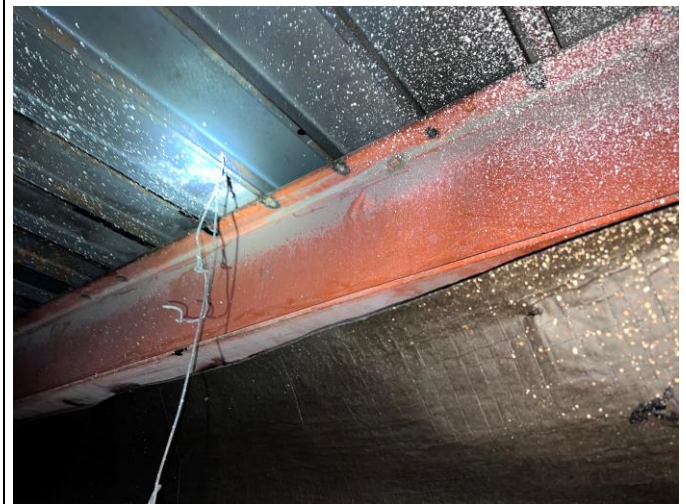
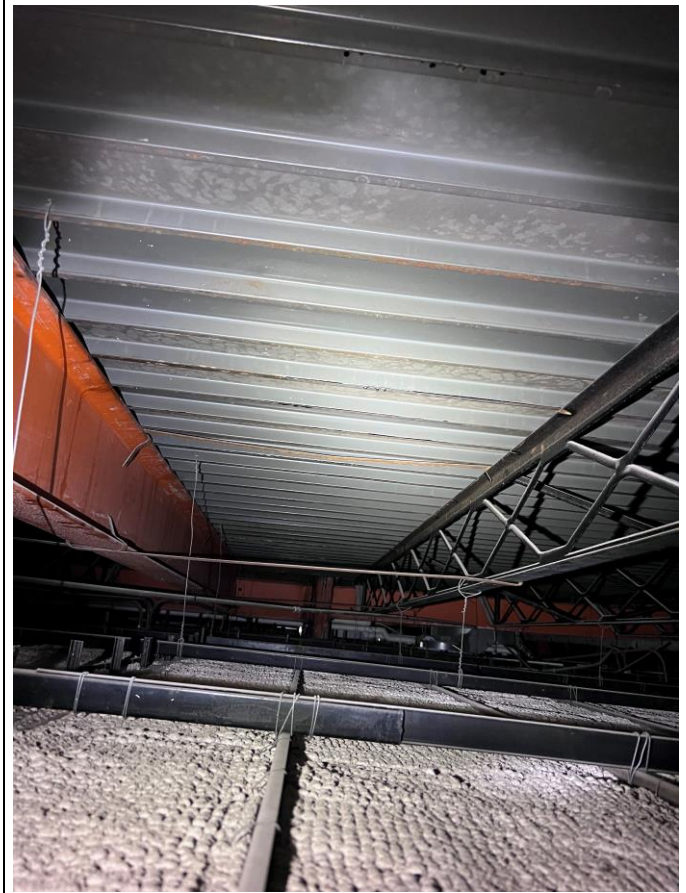


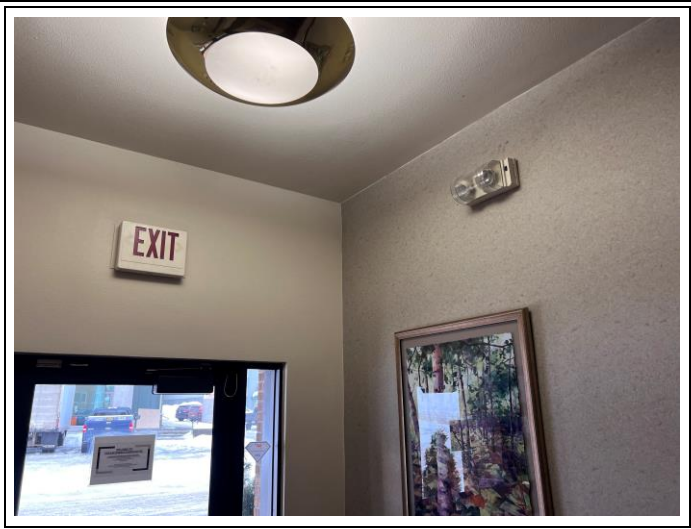
Interstitial space between ceiling and roof.



Leak at one location above the top level ceiling and roof deck.

2' space above ceiling to underside of roof deck

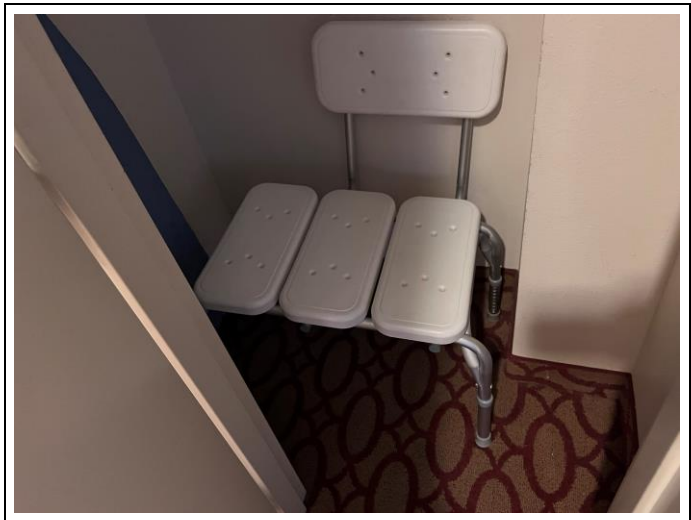


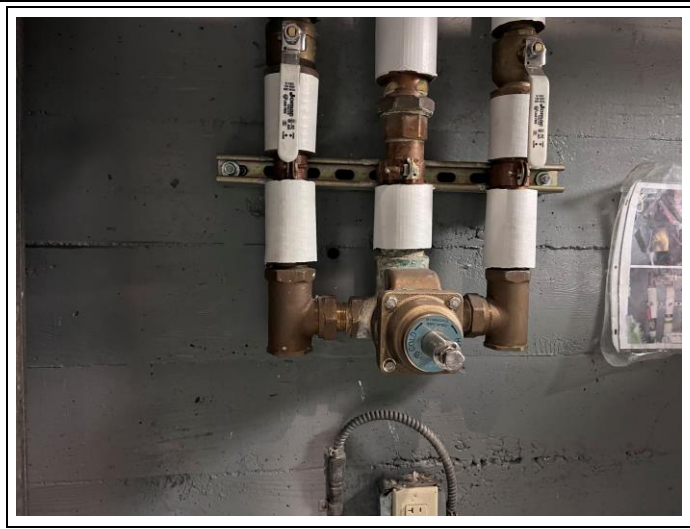


Potable water temperature good. Exit signage and emergency lights in place.



Typical accessible unit bath

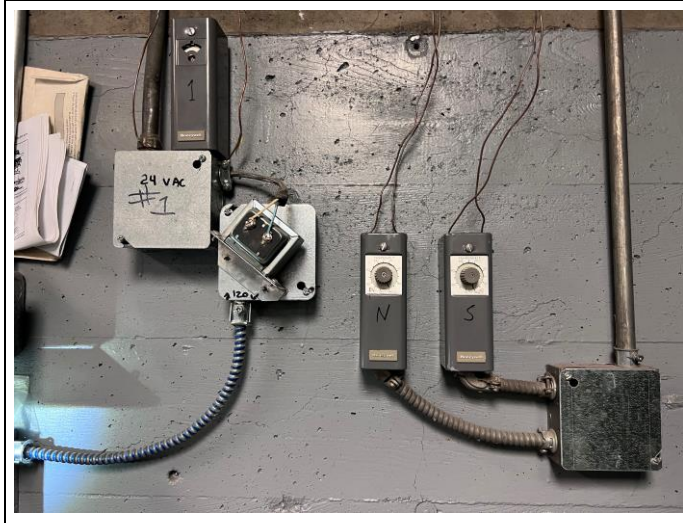
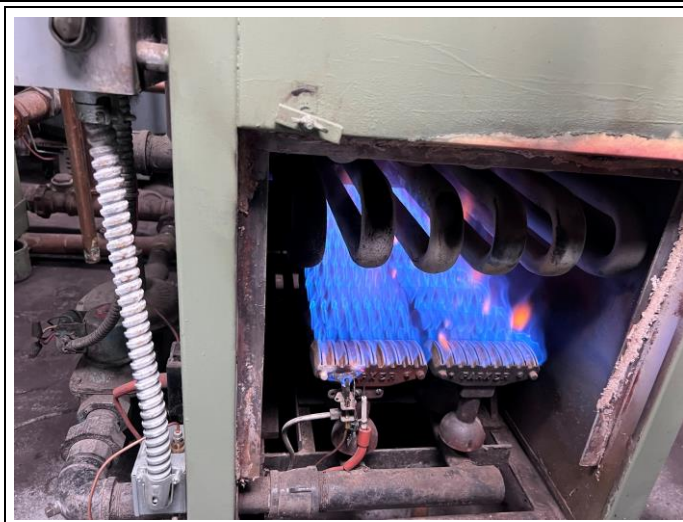




Exterior stair. CMU foundation wall is good. Nice expensive mixing valve in boiler room

Spare mixing valve cartridge





Boilers manufactured in 1970. Three used. Could replace with two.  
Two hot water makers use hot water from the boilers.  
One gas fired hot water gives quick delivery but might be replaced.





**ANCHORAGE FIRE DEPARTMENT**  
**Municipality of Anchorage**  
**FIRE INSPECTION NOTICE**  
**267-4900**



FIN: 22-0044-CT

Date of Inspection: 1/19/2022  
 Re-inspection Date:                       
 Re-inspection schedule:  
 1    7    14    30    90

Building Information  
 Occ: R1  
 Area: 10,000-19,999 SF  
 Sprinkler: Yes

Inspector name and Phone:  
 Craig Torrey  
 Bldg type Residential  
 Inspection Type R  
 # Units Hotels/Motels 20-99 units -  
 Inspec. time: 0.50

Inspection status:  
 Inspection Notes

Inspection Fee:

Bldg name: Anchorage Grand Hotel  
Busi name: Anchorage Grand Hotel  
Site Address: 505W2ND

505 L L C  
 500 L Street, Suite 100  
 Anchorage, Ak 99501

Contact phone  
 client email info@anchoragegrand.com

Subject to AMC 23.45 and 10.75, you are hereby ordered to comply with the following fire inspection comments upon receipt of this notice. An inspection to determine whether the said conditions were abated will be conducted on or after the re-inspection date. You have the right to appeal these requirements to the Fire Marshal.

Do not pay from this inspection notice. You will be billed separately.

**Fire Inspection Comments:**

- 1 **No violations observed.**
- End of List**
- Per phone call to George (Mgr.) at 9:15am, today, he stated that all kick stops have been removed from all fire doors throughout and are once again operated as they were intended to be - closed; He stated that they did not install signage nor magnetic hold open devices - so I requested this in writing for our files, which he said he
- 4 would do. Should they be found blocked open in the future, they should in my opinion, be issued a Citation with mandatory court appearance in front of a judge, and let a Judge mandate this signage, or, magnetic hold open devices; For the record, this Mgr. was highly adversarial & belittling to this fire inspector upon any visit here,
- 5 & refused me an audience with an owner at all.
- 6 **End of List**



**ANCHORAGE FIRE DEPARTMENT**  
**Municipality of Anchorage**  
**FIRE INSPECTION NOTICE**  
**267-4900**



FIN: 21-0490-CT

Date of Inspection: **10/14/2021**  
 Re-inspection Date: **11/5/2021**  
 Re-inspection schedule:  
 1    7    14    30    90

**Building Information**  
 Occ: R1  
 Area: 10,000-19,999 SF  
 Sprinkler: Yes

**Inspector name and Phone:**  
 Craig Torrey  
 Bldg type Residential  
 Inspection Type R  
 # Units Hotels/Motels 20-99 units -  
 Inspec. time: 0.50

**Inspection status:**  
 2nd Re-inspection

**Inspection Fee: \$350.00**

**Bldg name:** Anchorage Grand Hotel  
**Busi name:** Anchorage Grand Hotel  
**Site Address:** 505W2ND

505 L L C  
 500 L Street, Suite 100  
 Anchorage, Ak 99501

**Contact phone**  
**client email** info@anchoragegrand.com

Subject to AMC 23.45 and 10.75, you are hereby ordered to comply with the following fire inspection comments upon receipt of this notice. An inspection to determine whether the said conditions were abated will be conducted on or after the re-inspection date. You have the right to appeal these requirements to the Fire Marshal.

Do not pay from this inspection notice. You will be billed separately.

**Fire Inspection Comments:**

- 1 **Remove wedges from several stairwell, laundry, Maintenance shop (any fire rated door); 3rd documented time this violation has been found upon inspections; NOW 4th time found on this visit on west stairwell door(s); "Repeat offender"; This is a leading reason for spread of smoke/fire in transient lodging facilities.**
- 2 **Install red/white decals, or, plastic, or metal (NOT paper) signs on each and every stairwell, laundry, maintenance shop, break room, or other door bordering any exit stairs/hallway... (exempting living unit doors) stating "Fire Door - Keep Closed", or, install magnetic hold open devices on those doors that are continually**
- 3 **blocked open (permit req'd.); Min. 1" high letters, red/white signage; - 705.2.2/102.9; ( NOTE: Upon next visit(s) if NON compliance seen...fee is \$350, repeating.) Reinspection on 10/14 with Inspector Athey assisting, doors still blocked open & Mgr. indicated that they do this during the day as normal protocol. Articulated that he does not see why this**
- 4 **why this now a requirement. I asked for name, contacts for building owners to deal with at this point, which was not forthcoming. Extended 2 weeks to 11/5/2021, then revisits with reoccurring \$350 fees on a weekly basis to gain compliance, coupled with possible posting at front entrance of premises, with known fire violation inside premises.**
- 5 **If Mgt. wishes to put the signs on these doors, but still keeps them blocked open...then this option is no longer applicable, & these doors MUST then be placed on magnetic hold open devices as the only solution allowed (fire permit req'd. to install these); Please govern yourselves accordingly. (emailed on 10/20 @ 9:30 am)**
- 6 **End of List**



**ANCHORAGE FIRE DEPARTMENT**  
**Municipality of Anchorage**  
**FIRE INSPECTION NOTICE**  
**267-4900**



FIN: 21-0203-CT

Date of Inspection: 4/29/2021  
 Re-inspection Date: 5/29/2021  
 Re-inspection schedule:  
 1    7    14    30    90

Building Information  
 Occ: R1  
 Area: 10,000-19,999 SF  
 Sprinkler: Yes

Inspector name and Phone:  
 Craig Torrey  
 Bldg type Residential  
 Inspection Type R  
 # Units Hotels/Motels 20-99 units -  
 Inspec. time: 1.00

Inspection status:  
 1st Re-inspection

**Inspection Fee: \$175.00**

**Bldg name:** Anchorage Grand Hotel  
**Busi name:** Anchorage Grand Hotel  
**Site Address:** 505W2ND

505 L L C  
 500 L Street, Suite 100  
 Anchorage, Ak 99501

Contact phone 929-8888  
 client email info@anchoragegrand.com

Subject to AMC 23.45 and 10.75, you are hereby ordered to comply with the following fire inspection comments upon receipt of this notice. An inspection to determine whether the said conditions were abated will be conducted on or after the re-inspection date. You have the right to appeal these requirements to the Fire Marshal.

Do not pay from this inspection notice. You will be billed separately.

**Fire Inspection Comments:**

- 1 Remove wedges from several stairwell, laundry, Maintenance shop (any fire rated door); 3rd documented time this violation has been found upon inspections; NOW 4th time found on this visit on west stairwell door(s); "Repeat offender"; This is a leading reason for spread of smoke/fire in transient lodging facilities.
- 2 Install red/white decals, or, plastic, or metal (NOT paper) signs on each and every stairwell, laundry, maintenance shop, break room, or other door bordering any exit stairs/hallway... (exempting living unit doors) stating "Fire Door - Keep Closed" DO NOT Block Open, or, install magnetic hold open devices on those doors that are continually
- 3 blocked open (permit req'd.); Min. 2" high letters, red/white signage; - lfc 102.9\*( NOTE: Upon next visit if NON compliance seen...fee is \$350.)  
 (emailed report)
- 4 End of List



**ANCHORAGE FIRE DEPARTMENT**  
**Municipality of Anchorage**  
**FIRE INSPECTION NOTICE**  
**267-4900**



FIN: 21-0098-CT

Date of Inspection: 3/23/2021  
 Re-inspection Date: 4/22/2021  
 Re-inspection schedule:  
 1    7    14    30    90

Building Information  
 Occ: R1  
 Area: 10,000-19,999 SF  
 Sprinkler: Yes

Inspector name and Phone:  
 Craig Torrey  
 Bldg type Residential  
 Inspection Type R  
 # Units Hotels/Motels 20-99 units -  
 Inspec. time: 2.50

Inspection status:  
 Initial

**Inspection Fee: \$195.00**

**Bldg name:** Anchorage Grand Hotel  
**Busi name:** Anchorage Grand Hotel  
**Site Address:** 505W2ND

505 L L C  
 500 L Street, Suite 100  
 Anchorage, Ak 99501

Contact phone  
 client email info@anchoragegrand.com

Subject to AMC 23.45 and 10.75, you are hereby ordered to comply with the following fire inspection comments upon receipt of this notice. An inspection to determine whether the said conditions were abated will be conducted on or after the re-inspection date. You have the right to appeal these requirements to the Fire Marshal.

Do not pay from this inspection notice. You will be billed separately.

**Fire Inspection Comments:**

- 1 Remove wedges from several stairwell, laundry, Maintenance shop (any fire rated door); 3rd documented time this violation has been found upon inspections;
- 2 Install red/white decals, or, plastic signs on each and every stairwell, laundry, maintenance shop, break room, or other door bordering any exit stairs/hallway...
- 3 (exempting living unit doors) stating "Fire Door - Keep Closed" DO NOT Block Open, or, install magnetic hold open devices on those doors that are continually
- 4 blocked open (permit req'd.); Min. 2" high letters, red/white signage; - lfc 102.9  
No artificial plants, paper products or any other type of
- 5 potential fire hazard, or obstruction can be in the stair-wells, or, exit hallways - remove & maintain - lfc 1031.2;  
1031.3.
- 6 A couple of Exit signs not functional. Repair or replace as applicable - IFC 1013.1, 1031.4, 1104.3
- 7 Provide written affidavit that you have a Fire safety & Evacuation Plan & hold training/drills with all staff no less than quarterly - IFC Chapter 4
- 8 NOTES: Thomas Johnson indicated that the very old FACP is indeed addressable & is 1st generation that self  
"sensitivity tests" the smoke heads; Room detectors are
- 9 stand alone type & appear new. Outside exits are kept free of ice/snow; AFS & F/A systems are up to date; Nice &  
clean hotel with 31 living units; (ph. 929-8888)
- 10 End of List



**VINCE MEURLOTT P.E.  
ENGINEERING AND INSPECTIONS**

596 Arvita Court, Fairbanks, Alaska 99712  
907.378.4663, vmeurlott@gmail.com, meurlott.com

---

Date of Initial Inspection: February 13, 2022

Job: 505 W. 2nd St Anchorage Grand Hotel Commercial Building Evaluation Feb 2022

To: Larry & Prairie Daugherty, David Snow

This is to acknowledge payment for the inspection and attached report. Thank you.

Amount paid: \$4400.00

Paid on February 18, 2022

\$4,400.00 paid in full by Larry & Prairie Daugherty