



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

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

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Date of Initial Inspection: August 22 & 24, and September 12, 2022

Job: 620 Gaffney Commercial Bldg August 2022

To: L&P Investments Group Alaska, LLC

Selling Licensee: Kim Gomez and Mallory Musgrove, Century 21 Realty Solutions

Listing Licensee: Marc Dunn with Jack White

Seller: Wells Fargo

Contractors and City of Fairbanks Code Officials performing evaluations:

Benjamin Ford, ben@codexconstruction.com, 907-378-1232 Roofing contractor

Dayn Cooper, HVAC Contractor, daync@holadayparks.com, (907) 452-7151

Christoph Falk, City of Fairbanks Plans Examiner 907-459-6703

Michael Davis, City of Fairbanks Plumbing & Mechanical Inspector

This engineer's report was prepared for you after my inspection with Noah Goslin assisting. For brevity positive merits of the building are not reported here. I reviewed the informational packet provided by Jack White. This is not intended to be a plan review for a new occupant type. However, I provided some additional information on new uses. Recommendations for correction are listed with some suggestions for future reference:

**Fire Resistive:**

1. Have the sprinkler system checked by a licensed sprinkler contractor and approved for continued use or make improvements if necessary. Provide approval in writing.
2. Replace emergency lighting.

**Roof:**

3. Clear clogged roof drain. My assistant Noah cleared one but the other was easily cleared. Water left on the roof may be leaking through.
4. Roofing contractor noted some soft spots. **Remove portions of roof covering and repair selectively to check and repair soft spots.** Estimate by roofing contractor is 5-7K. This should be performed soon.

**Electrical:**

5. Provide gfci protection for all exterior receptacles. Ensure the polarity and grounding are correct and the gfci protection will trip with an independent testing device.
6. Ensure that light switches work properly. Label function if not clear, make them work or blank them off if they do not have a function. Main upper area. SE corner.
7. Replace both two prong receptacles in the basement with three prong type. Ensure they are grounded or have gfci protection per the NEC if no ground is available.
8. Install covers on boxes, receptacles and switches where they are missing.

### **Plumbing:**

9. Main room. Sink on north wall hot water valve in nonfunctional (repair or replace)
10. Basement: SE Bathroom. Water valves are extremely difficult to open and close on sink (especially cold water)
11. Basement: SE Bathroom Toilet is nonfunctional. Secure loose toilet. Remove the toilet first and install a new wax ring.
12. Expose the sewer cleanout outside the building. If a cleanout is not present, then install one as prescribed by code within 3' of the building. The cleanout is necessary so that any clogged or frozen line can be cleared without the pumping and thawing company having to bring their dirty hoses and equipment into the building. There appears to be a main clean out in the north basement restroom. It would be fairly easy to access the clean out through the "second exit" if the basement is not remodeled to block an easy path.

### **Mechanical:**

13. Have the furnace inspected and fully serviced by a licensed mechanical contractor with a check of all safety items. If this work was done within the last 12 months send documentation to confirm.
14. Clean and inspect the furnace chimney. Provide a receipt from a qualified technician. Make any corrections necessary for safe continued use. The furnace technician usually does not perform this work. Technician is to report condition of chimney on receipt.
15. Test and service the AC system. Make any corrections determined to necessary by a licensed mechanical contractor with a receipt to confirm the scope of work performed.
16. Make corrections per Holaday Parks report attached.
17. Basement: SE corner duct overhead has piece cut out. Cap and insulate it.
18. Replace the cap on the oil tank cover.

### **Egress:**

19. Basement: NW corner entry door is tight and rubs frame, Adjust it.
20. Basement: SE & NE Bathrooms.
21. Door is difficult to operate. Adjust it.
22. Basement: NE Bathroom. Provide ventilation fan

### **Basement:**

23. Residue from water leakage was on the floor along with a large "squeegee" and two wet vacuums. There is a depressed "well" or sump and pump in the concrete floor with a hose to direct water to a drain. **Have owner provide written description of any leakage.**

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

- a. There is a non-complying "stair" out of the basement. Risers are about 12" high. Damage to the concrete on ceiling of second" exit is assumed to be old.
- b. There is a sprinkler system for the basement. It appears to be properly installed and maintained. The last service by Taylor Fire Protection Services was in 2021 per the tags left on site. I assume that the basement sprinkler system was installed due to the lack of a proper second exit.
- c. There was less information on the original construction this structure in the Building Department Files than usual. The building appears to well designed and constructed.

- d. I attached a sprinkler report from the Fire Department by a sprinkler contractor.
- e. Dayn Cooper was previously the owner of Complete Services a mechanical contractor who provided service for this mechanical system for many years and is a good candidate to provide a replacement. Replacement may be expensive but may pay off if you retain the building for several years.
- f. The roofing job looked professional. It was performed by Interior Alaska Roofing in 2003. The scope of work states they installed R-30 polyisocyanurate insulation.
- g. I approved the installation of the nice large sign in 2001.
- h. The full sprinkler plans are in the city files. Attached a copy, but it is not full size.
- i. Exterior hose bib is nonfunctional. You may want to ensure it is a frost-free type, but we expect it will be shut off on the inside to limit use for your employees only.
- j. Repair damage to concrete at head of the non-compliant second exit. We assume this was from an old leak before the newer roof covering was installed.
- k. There is a monitoring system in the “well” for the oil tank. I believe it may be for leaks from an old dry cleaning facility in the area. My brief search did not reveal that this particular property had any leaks. You may consider checking with DEC yourself and ordering a Phase I environmental study.
- l. Interior Gas Utility ([907\) 452-7111](tel:9074527111) replied to my inquiry stating that natural gas is available on Cushman but not Gaffney at this time. They encourage you to put in a request for service. IGU may provide service if enough building owners in your area request same. A new gas boiler would be great. Contact Holaday Parks for an estimate.
- m. You asked if the upstairs ceiling could be made level. It has a depressed center. There is a very substantial metal framework that would be difficult to renovate.
- n. There is three phase power. In general, the electrical system looked good.
- o. I tested the automatic opener for the front door. It worked properly.
- p. Keep the floor drain in the corner of the basement full to avoid sewer gas coming up.
- q. You requested my opinion on the viability of putting apartments in the basement. I do not think that is very cost effective due to the following reasons:
  - A change in occupancy requires compliance with all current codes.
  - A sprinkler system would also be required upstairs.
  - Natural light for living areas and egress windows for all bedrooms would require substantial modifications.
  - A separate heating system is required. Apartment cannot share air from the furnace.

The inspection was limited to the portions of the building readily accessible. The report is intended to augment onsite discussions. The comments are based on observations at the 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 unless stated. Leaks 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. Please exercise due diligence to evaluate disclosures and other information available for this property. Please notify me immediately if you believe that I did not address your concerns.

September 7, 2022

Meurlott Consulting, Inc.  
596 Arvita Court  
Fairbanks, AK 99712

Reference: 620 Gaffney Rd. Inspection Report

Attn: Vince Meurlott

Following are our findings after inspecting the mechanical systems in this building. The HVAC system was operating when we were on site. It appears to be an older system but has been kept operational.

We summarize the systems below and offer some suggestions for maintenance/repair or improvements that could be made.

- The heat source is an oil-fired furnace with a return air fan in the basement. The unit is operational but the return fan appeared to be making bearing noise.
- There is a cooling coil in the supply air ducting with an outdoor condensing unit. Ducting distributes the conditioned air throughout the building. Low outdoor temperatures prevented the air conditioning to operate so we were unable to confirm the operation of the air conditioning system.
- Electric water heater is missing earthquake restraint and relief discharge piping.

**Maintenance/Repair/Improvement Suggestions:**

- Duct in the electrical room had been crushed and the joint was separated.
- Ducting has various holes that could be patched and sealed to improve the airflow to the areas. Duct leakage reduces the air available to the designated areas and puts air where it wasn't expected.
- Recommend cleaning the condensing unit coils and servicing the unit. Thank you for considering us as your service provider. Please advise if you have any questions or need additional information.
- An energy upgrade option would be to replace the furnace with a modulating, condensing, gas-fired furnace or a boiler/air handler combination. This would provide an efficiency improvement and replace a furnace that has probably exceeded its expected lifespan.
- The existing water service piping does not have a backflow preventer after the meter as required by the GHU Standards.

Sincerely,

**Dayn Cooper, Service Manager**  
**HOLIDAY-PARKS, INC.**  
(907) 452-7151 phone  
(907) 452-3800 fax



725 W. Wasair Dr. #1A  
Wasilla, AK 99654  
907-373-1760  
www.taylorfire.com

# Sprinkler Inspection Report

## Status

Status

4

## Owner / Client / Contracting Entity

<b>Date</b> 04/12/2017
<b>Name</b> Wells Fargo
<b>Address 1</b> Corporate Properties Group
<b>Address 2</b> PO Box 196127
<b>City</b> Anchorage
<b>State</b> AK
<b>Zip</b> 99519-6127

<b>Representative</b> Pastor Jim
<b>Telephone</b> 907-982-4949
<b>Fax</b>
<b>Email</b>

## Property

<b>Name</b> Gaffney Store
<b>Address 1</b> 620 Gaffney Rd
<b>Address 2</b>
<b>City</b> Fairbanks
<b>State</b>

<b>Contact</b>
<b>Telephone</b>

AK
Zip 99701

## Inspection Period

Inspection Date 04/12/2017
Frequency Annual

Description of Work / Items Inspected Fire sprinkler system
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## Owners Section

Is the building occupied? Yes
Has the occupancy classification and hazard of the contents remained the same since the last inspection? Yes
Are the fire protection systems in service? Yes
Has the system remained in service without modification since the last inspection? Yes
Was the system free of actuations of devices or alarms since the last inspection? Yes

## SPRINKLER & PIPING INFORMATION

Proper number and type of spare sprinklers? Yes
Visible sprinklers free of corrosion? Yes
Visible sprinklers free of obstructions to spray pattern? Yes
Visible sprinklers free of foreign material including paint? Yes
Visible sprinklers free of physical damage? Yes
Visible pipe in good condition? Yes
Visible pipe free of mechanical damage and not leaking? Yes
Visible pipe has no external corrosion? Yes
Visible pipe properly aligned? Yes
Visible pipe has no external loads?

Yes
Visible pipe hangers and seismic braces not damaged or loose?
Yes
Adequate heat in areas with wet piping?
N/A
Hydraulic nameplate, if provided, securely attached to riser and legible?
Yes
Alarm devices free from physical damage?
Yes
If sprinklers have been replaced, were they proper replacements?
N/A
Gauges on systems in good condition and showing normal air and water pressure?
Yes
Are all sprinklers in service dated 1920 or later?
Yes
Fast Response sprinklers in service for less than 20 years? If "no" test sample now and every 10 years.
Yes
Standard sprinklers less than 50 years old?
Yes
If "no" (over 50 years) has sample been tested within 10 years? If "no" test sample now and every 10 years.
N/A
Are dry heads less than 10 years old?
N/A
If "no" (over 10 years) has sample been tested? If no test sample now.
N/A

## VALVES

### VALVE

Control Valve:	Number of Valves:	Type:	Easily Accessible?	Signs?	Valve on system in correct (open or closed) position?	Valve operated through full range and returned to normal position?
System	1	Os&y	Yes	Yes	Yes	Yes

### VALVE (cont'd)

Control Valve:	Secured?	If "yes" (secured), How?	Valve supervision operational?	Operating stem of all OS&Y valves lubricated, completely closed and reopened?
System	No	Other	No	N/A

## FIRE DEPARTMENT CONNECTION

Fire department connections visible and accessible?
Yes
Fire department connection couplings and swivels not damaged and rotate smoothly?
Yes
Fire department connection plugs or caps in place and undamaged?
Yes
Fire department connection gaskets in place and in good condition?
Yes

Fire department connections identification sign(s) in place? Yes
Fire department connections check valve is not leaking? Yes
Fire department connections automatic drain valve in place and operating properly? Yes
(Note: If plugs or caps are not in place, inspect the interior for obstructions and verify that the valve clapper is operational over its full range.)

## SYSTEM TESTING

### WET SYSTEM - Main Drain Test

System - Make / Model	Drain Size (inch)	Static Pressure (PSI)	Flow (PSI).	Residual pressure (PSI).	Was flow observed?	Are results comparable to previous year?
3" shotgun riser	2"	90	20	90	Yes	No

### WET SYSTEM

System - Make / Model	Waterflow alarm devices passed tests?	Inspectors test connection opened? (wet pipe when not in freezing weather)	By-pass connection opened? (wet pipe systems in freezing weather, dry pipe, preaction, or deluge)	Alarms actuated and flow observed?	Valve supervisory switches indicated movement?	Sprinklers and spray nozzles protecting commercial cooking equipment and ventilating systems replaced except for built-type which show no signs of grease buildup?	Control valves (except OS&Y and gear operated indicating butterfly valves) opened until spring or torsion is felt in the rod, then closed back one-quarter turn?
3" shotgun riser	Yes	Yes	N/A	Yes	Yes	N/A	N/A

## AIR MAINTENANCE DEVICE

Automatic air maintenance devices on dry pipe and preaction systems passed test?
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## BACKFLOW

Backflow devices passed backflow test?
Backflow devices passed full flow test?
All sprinkler pressure regulating control valves passed full flow test?

## ANTIFREEZE SYSTEM

## 5TH YEAR TESTING / INSPECTIONS

Tests to be done every fifth year.
Is system due for 5 Year internal pipe inspection? Yes
Extra high, very extra high and ultra high temperature sprinklers tested? N/A
Gauges checked against calibrated gauge or replaced? No
Alarm valves and their associated strainers, filters and restriction orifices passed internal inspection? N/A
Check valves internally inspected and all parts operate properly, move freely and are in good condition? N/A
Strainers, filters, restricted orifices and diaphragm chamber on dry pipe, preaction and deluge valves passed internal inspection? N/A

## Maintenance

Annual Maintenance Items
Operating stem of all OS&Y valves lubricated completely closed and reopened? Yes
Interior of dry pipe, preaction and deluge valves cleaned? N/A
Low points drained in dry pipe, preaction and deluge systems prior to the onset of freezing weather? N/A
Sprinklers and spray nozzles protecting commercial cooking equipment and ventilating systems replaced except for built-type which show no signs of grease buildup? N/A

## COMMENTS

Any "NO" answers, test failures or other problems found with the sprinkler system must be explained here) //2.5" supply to building w/2" main drain // flows at 75 psi w/insp. Test
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## Notes and Recommendations

Notes and Recommendations
Plan of Corrective Action: Contact Taylor fire 907-373-1760
Corrective Action Taken and Date:

## Pictures



**Photo 1 Description**  
Fdc



**Photo 2 Description**  
Head cabinet



**Photo 3 Description**  
System left in service

### Notifications That Testing is Complete

Notified	Other (Specify)	Yes/No	Who	Time
Building Management	Bank manager	Yes		17:46

## Issues

System restored to normal operation

**Date**  
04/12/2017

**Time**  
17:46

## Owner or Representative Signature

**Date**  
04/18/2017

**Owner or Representative Signature**

## Inspector Information

I state that the information on this form is correct at the time and place of my inspection, and that all equipment tested at this time was left in operational condition upon completion of the inspection except as noted in Part III above.
All testing was completed in accordance with (standard/edition) NFPA 25
Name of Inspector Frederick Naef

License Number 17-025
Date 04/12/2017
Time 17:46

## Inspector Signature

Inspector Signature 
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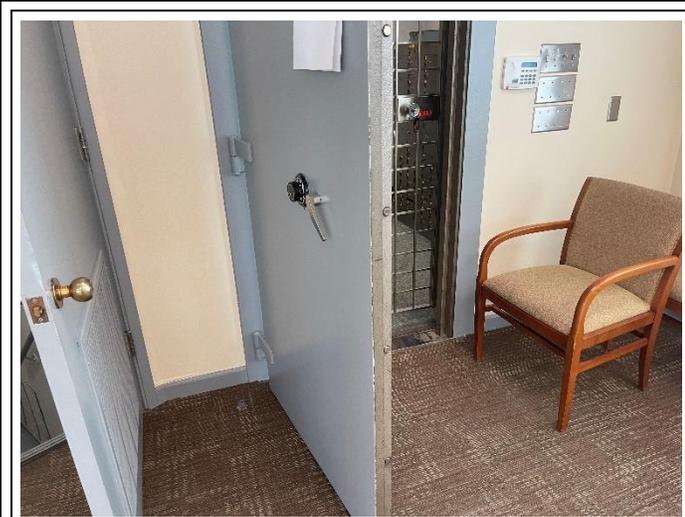
August 23, 2022 is the date for this stamp.  
Thanks for the opportunity to serve you.  
Please email [vmeurlott@gmail.com](mailto:vmeurlott@gmail.com),  
or call me at (907) 378-4663 if you need clarification  
or require reinspection.  
Sincerely, Vince Meurlott, P.E.

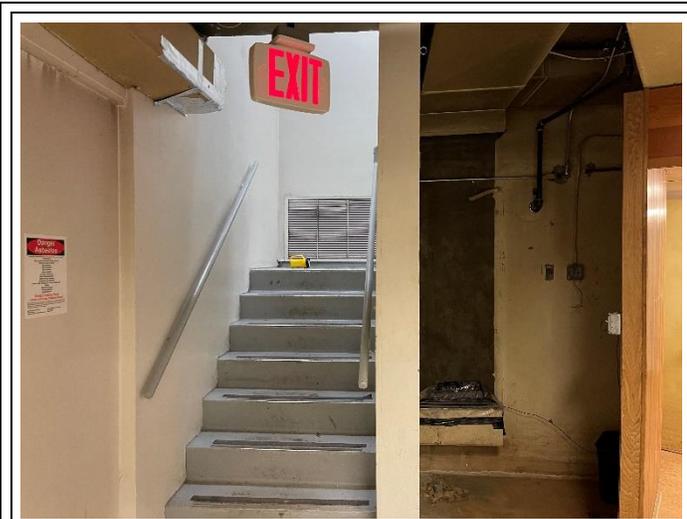




Monitoring system next to the oil tank access.

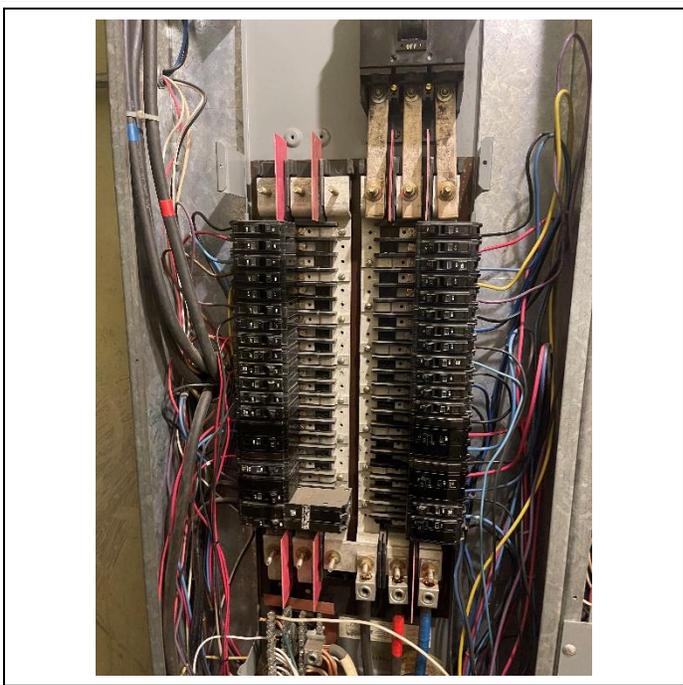


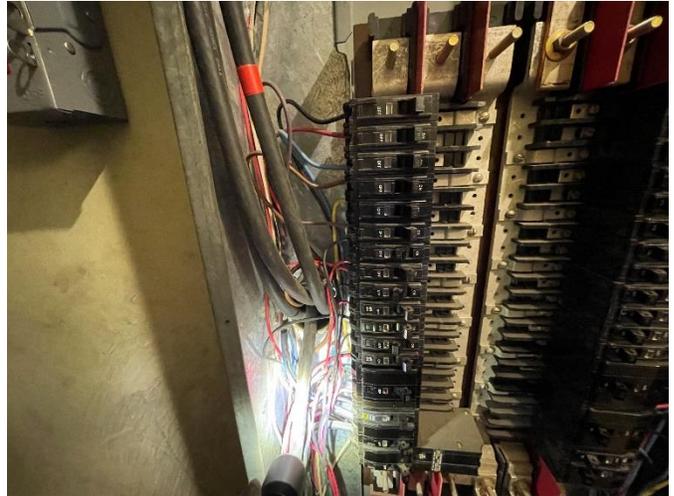
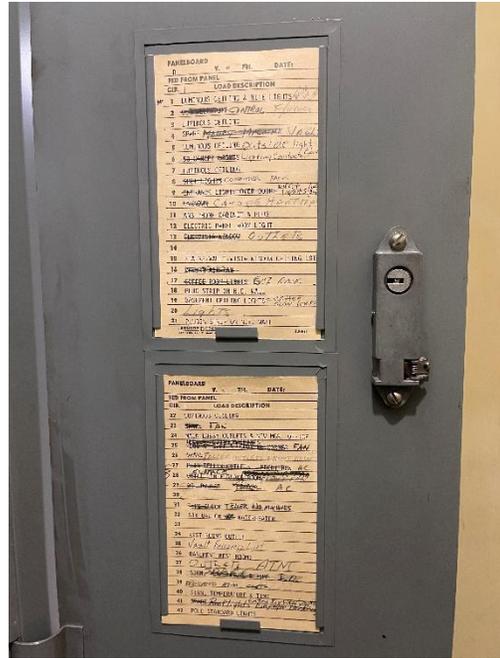


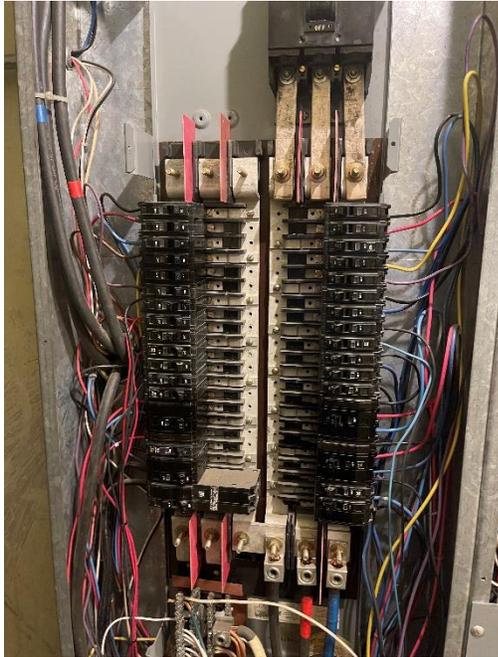


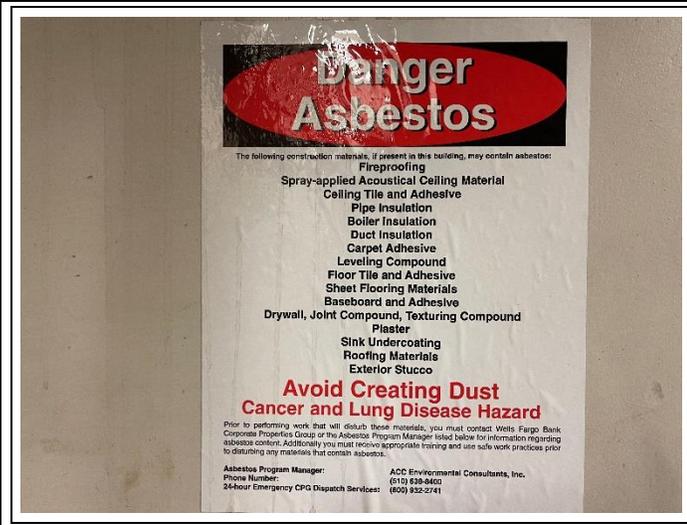


Exterior door for “ second” exit out of basement. Damage to ceiling of “second” exit.













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TE  
/

5 90°B

006000000391

**Main blower unit #1**

Specific Location: bhnd duct wk  
Area Served: all building  
Manufacturer: Magnetek  
Model #: 8355 12-03  
Serial #: B S G095

103292 Gaffney

006000000664

**Furnace #1**

Specific Location: far S door  
Area Served: all building  
Manufacturer: Thermo Pride  
Model #: 0133.200R  
Serial #: AN233372

Retail HVAC Tracking  
35228WFR

Retail HVAC Tracking  
35229WFR

S  
N  
CC



**Complete Service Company, Inc. 456-5284**

**FURNACE MAINTENANCE RECORD**

W/F GAFFNEY	DATE	DATE	DATE	DATE	DATE	DATE
Name:	10/7/10	12/16/11	2/23/13	12/16/2014		
STACK TEMPERATURE °F	10%	432°F	425°F	480°F		
CO <sub>2</sub> NUMBER	454	10.5%	10.5%	10.3%		
SMOKE NUMBER	0	0	0	0		
COMBUSTION EFFICIENCY	82.3%	83.5%	83%	82.9%		
NOZZLE SIZE	1.65 80 <sup>B</sup>	1.65 80 <sup>B</sup>	1.65 80 <sup>B</sup>	1.65 80 <sup>B</sup>		
SERVICED BY	EB + EG	EB / JJ	EB	MB		

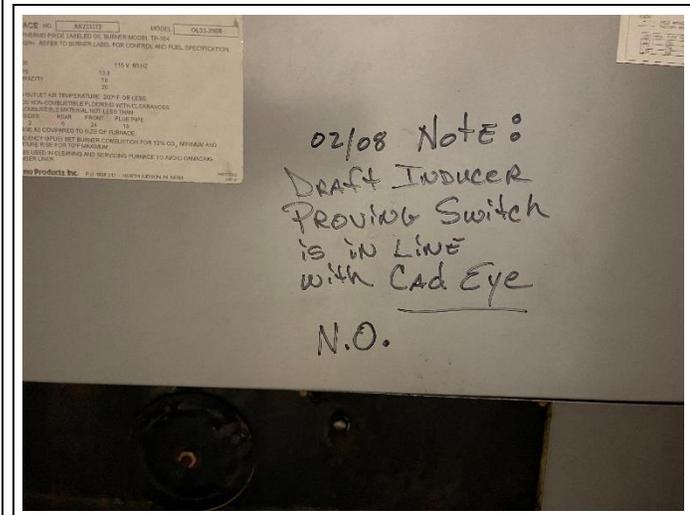
MAINTENANCE RECORD HIGH PRIMARY CONTROL 10/10 - 2/23/14 REPLACED NOZZLE WITH 1.35 90<sup>B</sup>  
 ‡ RAISED PRESSURE TO 145PSI TO ACHIEVE 1.65 GPH.

Tracking

WFR

	DATE: 2/15/02	DATE: 12/00/04	DATE: 3/23/07	DATE: 10/26/09
STACK TEMPERATURE °F	421°F	469°F	457°F	427°F
CO <sub>2</sub> NUMBER	10.2%	10.4%	10.7%	8.5%
SMOKE NUMBER	Trace	Trace	Trace	0
COMBUSTION EFFICIENCY	83.9%	83.2%	83.6%	88.5%
NOZZLE SIZE	1.75 80 <sup>B</sup> A025 Rodney	1.75 70 <sup>B</sup> A025 Dan	1.75 70 <sup>B</sup> A025 2 inch	1.65 80 <sup>B</sup> Nate

TO MAINTENANCE PERSONNEL: Please enter the appropriate numbers and date of each tune-up. Note any comments on the system in this space:  
 10/31/14 New Electrodes







Struts from the roof structure in the space above the suspended ceiling are insulated. I assume this is to reduce condensation.



~~Alaska National Bank (Branch)~~  
of AK

620 Airport Way

STREET ADDR. ~~620 Airport Way~~

PERMIT RECORD

LOT	BLOCK	SUBDIV.	ZONING DIST.	FIRE ZONE	OCCUP.			
TYPE OF PERMIT	PERMIT NO.	PLAN NO.	DATE ISSUED	TYPE OF PERMIT	PERMIT NO.	PLAN NO.	DATE ISSUED	REMARKS
B	81533		3-15-57					Complete
HSP	913		7-2-57					Complete
SP	03619		9-18-59					Complete
B	1750		1-18-66					
B	3466		4-30-69					
E	4473		8/17/76	ACME				(rem. const. only)
B	6017		8/11/76	NOR MAC				(addn to kitchen)
P	5141		9/20/76	Universal				(add. restrooms)
M	2298		(5/6/77)	Sprinkler system				(Sentry Sprinkler)
M	4176	(1/21/85)		AK Heating				- New furnace for Bank
B3254	7/8/88	Guatason						- Install new auto. teller machines
E10226	(5-24-93)	of Unone AK						(install disconnect for air conditioner)

City of Fairbanks  
Building Department



800 Cushman Street  
Fairbanks, AK 99701  
Phone 459-6720/Fax 459-6719

Building Inspection Record

Date: **9/24/2003** Time: **2:00PM**  
Project #: **N/A** Permit #: **B-8967** Address: **620 Gaffney Road**  
Project/Owner Name: **Wells Fargo Bank Re-Roof** Inspector: **Kirk Larson**  
Contractor: **Interior Alaska Roofing, Inc.** Contact: **Kelly 378-7902**  
Subdivision: **Rickert** Block: **02** Lot(s): **06**

Inspection Type: **Roof**

Special Instructions:

Partial  Approved  Not Ready  Noted Deficiencies

Deficiencies Noted and/or Comments:

*Rubber membrane - inspected by manufacturer  
\$ APPROVED*

620 Gaffney Road  
Wells Fargo Bank

800 Cushman Street, Fairbanks, AK 99701  
 Phone 459-6720/Fax 459-6719



Project Number: N/A

### Building Permit

Permit # **B-8967**

DATE <b>6/30/2003</b>	ADDRESS <b>620 Gaffney Road</b>	PROJECT NAME <b>Wells Fargo Bank Re-Roof</b>
LEGAL DESCRIPTION <b>Rickert</b>	SUBDIVISION <b>Rickert</b>	BLOCK <b>02</b>
OWNER <b>Wells Fargo Bank N.A.</b>	ADDRESS <b>613 Cushman Street</b>	CITY/STATE/ZIP <b>Fairbanks, AK 99701</b>
CONTRACTOR TYPE <b>Roofing</b>	ADDRESS <b>2308 Standard Avenue</b>	CITY/STATE/ZIP <b>Fairbanks, AK 99701</b>
CLASS OF WORK <b>Repair</b>	PROPOSED USE <b>Bank</b>	TELEPHONE <b>459-4300</b>
PROJECT DESCRIPTION <b>Re-Roof</b>	TOTAL VALUE OF WORK PER UBC SECTION 304 <b>\$42,000.00</b>	TELEPHONE <b>456-5545</b>
SPECIAL CONDITIONS	TYPE OF CONSTRUCTION	OCCUPANCY GROUP
	# OF STORIES	BUILDING SIZE (SF)
		SET BACKS (FRONT, SIDE, REAR)

#### PERMIT APPROVED FOR ISSUANCE

APPROVED BY  
**Steve Shuttleworth**

DATE  
**6/30/2003**

VALUATION  
**\$42,000.00**

FEE DESCRIPTION	AMOUNT
Building Permit Fee (Auto)	\$399.00
<b>Total Fees:</b>	<b>\$399.00</b>

#### NOTICE

SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING AND MECHANICAL WORK IS STOPPED AND NO INSPECTIONS ARE MADE FOR A PERIOD OF 365 DAYS AT ANY TIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINE THIS APPLICATION AND KNOW THE SAME TO BE CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY LAW REGULATING CONSTRUCTION, SETBACKS, EASEMENTS OR THE PERFORMANCE OF CONSTRUCTION. I AGREE THAT THE WORK WILL BE DESCRIBED ABOVE PER THE APPROVED PLANS, SPECIFICATIONS AND CONDITIONS FURTHER SET FORTH BY THE BUILDING DEPARTMENT. IT IS THE DUTY OF THE APPLICANT TO INSURE THAT THE WORK IS EXPOSED AND ACCESSIBLE UNTIL APPROVED BY THE BUILDING OFFICIAL AS SPECIFIED IN THE UNIFORM BUILDING CODE.

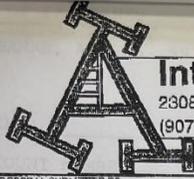
SIGNATURE OF OWNER, CONTRACTOR OR AUTHORIZED AGENT: *Wells Fargo*  
 DATE: *6/30/03*  
 PRINT NAME AND TITLE (OWNER OR CONTRACTOR): *INTERIOR AK. ROOFING CORP*

#### INSPECTION MUST BE REQUESTED 24 HOURS IN ADVANCE - CALL 459-6720

INSPECTION	DATE	INSPECTOR	INSPECTION	DATE	INSPECTOR	INSPECTION	DATE	INSPECTOR
SOILS			FOUNDATION WALL			SHEETROCK		
FOOTING			FRAMING			SUSPENDED CEILING GRID		
CONCRETE SLAB			INSULATION/V.B.			FINAL		

Visit us on the Web: [www.ci.fairbanks.ak.us/buildfbks](http://www.ci.fairbanks.ak.us/buildfbks)

N/A  
 Wells Fargo Bank  
 Lot 6, 7, 8 - Block 2  
 District 2  
 620 Gaffney Rd  
 Fairbanks, AK



# Interior Alaska Roofing, Inc.

2308 Standard Avenue • Fairbanks, Alaska 99701  
(907) 456-5545 - Phone • (907) 452-2693 - Fax

PROPOSAL SUBMITTED TO Wells Fargo Corporate Properties Group	PHONE 267-5300 265-2978	FAX 267-5444 265-2002	DATE 26-Jun-03
STREET P.O. Box 100600	JOB NAME Wells Fargo Bank - Gaffney Road Branch		620 Gaffney
CITY, STATE, and ZIP CODE Anchorage, Alaska 99510	JOB LOCATION Cushman Street		
ATTENTION Gene Menne	DATE OF PLANS	WORK PHONE	
Fairbanks, Alaska			

We hereby submit specifications and estimates to:

### MAIN BUILDING

- Remove existing edge metal.
- Remove existing Built-up Roofing down to concrete deck.
- Cart and haul debris.
- Install 2-ply Vapor Barrier.
- Built-up perimeter of roof to contain new tapered insulation.
- Install R-30 Polyiso Insulation.
- Install 1/4" per foot tapered EPS Insulation.
- Install 1/2" Wood Fiberboard.
- Install .060 Fully Adhered EPDM Roof System.
- Install new 24-gauge pre-finished edge metal. (standard colors)
- Provide manufacturers Ten (10) Year Watertight Warranty.
- Secure building permit.

dc

Labor and Materials \$ 36,400.00

During our site visit it was noted the roof drain on the North side of the building was plugged. This must be remedied by owner prior to start of roofing.

### DRIVE-THRU

- Remove existing edge metal and scuppers.
- Mechanically attach 1/2" Wood Fiberboard to entire roof area.
- Install .060 Fully Adhered EPDM Roof System.
- Install three (3) new scuppers.
- Install new 24-gauge pre-finished edge metal. (standard colors)
- Provide manufacturers Ten (10) Year Watertight Warranty.
- Secure building permit.

Labor and Materials \$ 5,600.00

### Proposal Excludes Snow or Ice Removal

Payment to be made within ten (10) days from date of invoice unless prior arrangements have been made.

Prepared by Richard Podobnik

Note: This proposal may be

Withdrawn if not accepted by Thirty (30) days.

### Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature \_\_\_\_\_

Date of Acceptance \_\_\_\_\_

Signature \_\_\_\_\_

WFA  
Alaska Title Bank  
1st Fl. 7th St. Ft. Richardson  
620 Gaffney  
Fairbanks

**SIGN CITY OF FAIRBANKS  
PERMIT APPLICATION**

**RECEIVED**  
MAY 16 2009  
907-459-6720  
Fax-459-6719

APPLICANT TO COMPLETE ALL NUMBERED SPACES ONLY PLEASE PRINT

1. DATE: May 16, 2009 2. JOB ADDRESS: 620 Gaffney rd NBA

3. LEGAL DESCR. (LOT NO. DLX SUBDIVISION): Same As Above ZIP: 99701 PHONE: 459-4370

4. OWNER: NATIONAL BANK of ALASKA MAIL ADDRESS: Same As Above ZIP: 99701 PHONE: 459-4370

5. CONTRACTOR: POWER COMM. INC. 3030 PEGER ROAD FAIRBANKS ALASKA MAIL ADDRESS: FAIRBANKS ALASKA ZIP: 99709 PHONE: 479-6700

6. ARCHITECT OR DESIGNER: \_\_\_\_\_ MAIL ADDRESS: \_\_\_\_\_ ZIP: \_\_\_\_\_ PHONE: \_\_\_\_\_

7. ENGINEER: \_\_\_\_\_ MAIL ADDRESS: \_\_\_\_\_ ZIP: \_\_\_\_\_ PHONE: \_\_\_\_\_

8. CLASS OF WORK:  NEW  ADDITION  ALTERATION  REPAIR  MOVE  DEMOLITION

9. PROPOSED USE (List # Of Living Units if Applicable): BANK 10. TOTAL VALUE OF WORK PER UBC SECTION 304: 9975.00

11. THIS WORK: Remove existing signs, Install new Acan sign, Install new wall mounted sign.

**NOTICE**

SEPARATE PERMITS ARE REQUIRED FOR STREET DIGGING, ELECTRICAL, PLUMBING, AND MECHANICAL WORK

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS, OR IF CONSTRUCTION OR WORK IS STOPPED AND NO INSPECTIONS ARE MADE FOR A PERIOD OF 365 DAYS AT ANY TIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY LAW REGULATING CONSTRUCTION, SETBACKS, EASEMENTS OR THE PERFORMANCE OF CONSTRUCTION. I AGREE THAT THE WORK WILL BE DESCRIBED ABOVE PER THE APPROVED PLANS, SPECIFICATIONS, AND CONDITIONS FURTHER SET FORTH BY THE BUILDING DEPARTMENT. IT IS THE DUTY OF THE APPLICANT TO INSURE THAT THE WORK IS EXPOSED AND ACCESSIBLE FOR INSPECTION UNTIL APPROVED BY THE BUILDING OFFICIAL AS SPECIFIED IN THE UNIFORM BUILDING CODE.

John F. Foster May 16, 2009 John F. Foster president.

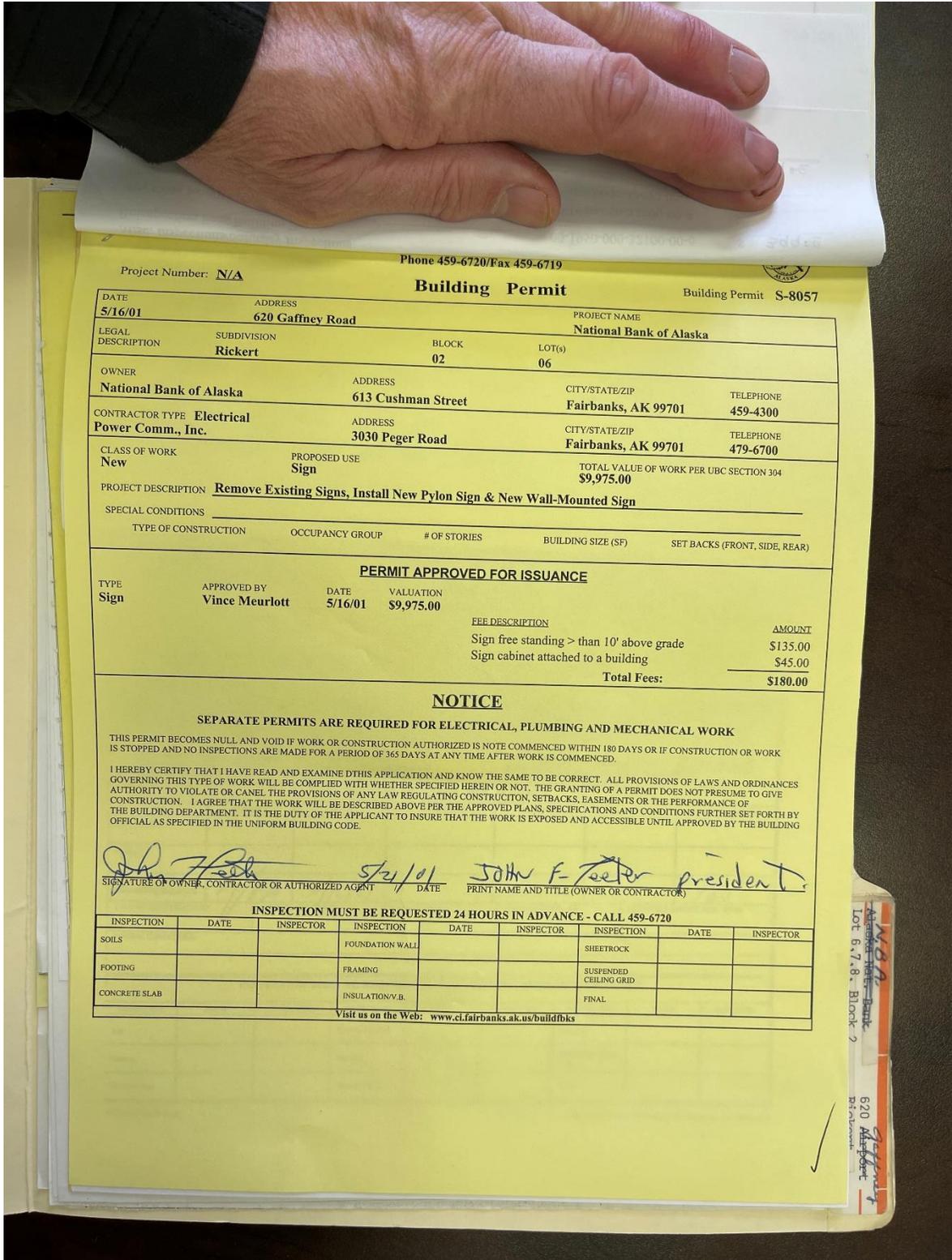
SIGNATURE OF OWNER, CONTRACTOR OR AUTHORIZED AGENT DATE PRINT NAME AND TITLE (OWNER OR CONTRACTOR)

**PERMITS APPROVED FOR ISSUANCE**

TYPE	APPROVAL	DATE	VALUATION	PERMIT FEE	PLAN CR. FEE	TOTAL PERMIT FEE
FOUNDATION						
FRAME						
FULL PERMIT OR REMAINING BALANCE	<u>J/FM</u>	<u>5/16/09</u>		<u>135 + 45</u>		<u>180</u>
TYPE OF CONSTRUCTION	OCCUPANCY GROUP	# OF STORIES	BUILDING SIZE - SF	SET BACKS: FRONT, SIDE, REAR		
SPECIAL CONDITIONS						

**INSPECTION MUST BE REQUESTED: CALL 459-6720 - 24 HOURS IN ADVANCE**

INSPECTION	DATE	INSPECTOR	INSPECTION	DATE	INSPECTOR	INSPECTION	DATE	INSPECTOR
Shd			Foundation Wall			Shorrock		
Footing			Framing			Suspended Ceiling Grid		
Concrete Slab			Insulation/V.B.			Final		



Project Number: *N/A*

Phone 459-6720/Fax 459-6719

**Building Permit**

Building Permit **S-8057**

DATE <b>5/16/01</b>	ADDRESS <b>620 Gaffney Road</b>	PROJECT NAME <b>National Bank of Alaska</b>	
LEGAL DESCRIPTION <b>Rickert</b>	SUBDIVISION <b>02</b>	BLOCK <b>06</b>	LOT(s) <b>06</b>
OWNER <b>National Bank of Alaska</b>	ADDRESS <b>613 Cushman Street</b>	CITY/STATE/ZIP <b>Fairbanks, AK 99701</b>	TELEPHONE <b>459-4300</b>
CONTRACTOR TYPE <b>Electrical</b>	ADDRESS <b>3030 Peger Road</b>	CITY/STATE/ZIP <b>Fairbanks, AK 99701</b>	TELEPHONE <b>479-6700</b>
CLASS OF WORK <b>New</b>	PROPOSED USE <b>Sign</b>	TOTAL VALUE OF WORK PER UBC SECTION 304 <b>\$9,975.00</b>	
PROJECT DESCRIPTION <b>Remove Existing Signs, Install New Pylon Sign &amp; New Wall-Mounted Sign</b>			
SPECIAL CONDITIONS			
TYPE OF CONSTRUCTION      OCCUPANCY GROUP      # OF STORIES      BUILDING SIZE (SF)      SET BACKS (FRONT, SIDE, REAR)			

**PERMIT APPROVED FOR ISSUANCE**

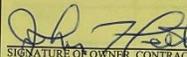
TYPE	APPROVED BY	DATE	VALUATION	DESCRIPTION	AMOUNT
Sign	Vince Meurlott	5/16/01	\$9,975.00	Sign free standing > than 10' above grade	\$135.00
				Sign cabinet attached to a building	\$45.00
				<b>Total Fees:</b>	<b>\$180.00</b>

**NOTICE**

**SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING AND MECHANICAL WORK**

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS OR IF CONSTRUCTION OR WORK IS STOPPED AND NO INSPECTIONS ARE MADE FOR A PERIOD OF 365 DAYS AT ANY TIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY LAW REGULATING CONSTRUCTION, SETBACKS, EASEMENTS OR THE PERFORMANCE OF CONSTRUCTION. I AGREE THAT THE WORK WILL BE DESCRIBED ABOVE PER THE APPROVED PLANS, SPECIFICATIONS AND CONDITIONS FURTHER SET FORTH BY THE BUILDING DEPARTMENT. IT IS THE DUTY OF THE APPLICANT TO INSURE THAT THE WORK IS EXPOSED AND ACCESSIBLE UNTIL APPROVED BY THE BUILDING OFFICIAL AS SPECIFIED IN THE UNIFORM BUILDING CODE.


 DATE 5/21/01
 PRINT NAME AND TITLE (OWNER OR CONTRACTOR) John F. Teeter president

**INSPECTION MUST BE REQUESTED 24 HOURS IN ADVANCE - CALL 459-6720**

INSPECTION	DATE	INSPECTOR	INSPECTION	DATE	INSPECTOR	INSPECTION	DATE	INSPECTOR
SOILS			FOUNDATION WALL			SHEETROCK		
FOOTING			FRAMING			SUSPENDED CEILING GRID		
CONCRETE SLAB			INSULATION/V.B.			FINAL		

Visit us on the Web: [www.ci.fairbanks.ak.us/buildfbks](http://www.ci.fairbanks.ak.us/buildfbks)

620 Gaffney Commercial Bldg  
 Lot 6, 7, 8 - Block 2

CITY OF FAIRBANKS  
BUILDING DIVISION - ELECTRICAL INSPECTION REPORT

OWNER Alaska Nat. Bank DATE: 9/24/76  
ADDRESS: 620 Gaffney INSPECTOR: McDugall  
CONTRACTOR: Acme Elect PERMIT# \_\_\_\_\_ PACKET# \_\_\_\_\_  
LOT 6-7B BLOCK 2 SUBDIVISION Rickert?

TEMPORARY SERVICE:  
G.F.I.'s

PERMANENT SERVICE:

Service Entrance

OK

Ground Rod

Water Service Ground

9/24/76 uo

Distribution Panel

General Wiring

G.F.I.'s

OTHER COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NOTE: Inspections called for in the morning will be made in the afternoon; if called for in the afternoon will be made the following morning.

NO PERMITS WILL BE ISSUED WITHOUT SUBMITTING A SCHEMATIC TO THE PLUMBING INSPECTOR FOR APPROVAL!

CONTRACTOR: UNIVERSAL MECHANICAL  
OWNER (of job location): ALASKA NATIONAL BANK (AIRPORT ROAD BRANCH)  
DATE SUBMITTED: SEPT 30 1976

620 Gaffney  
Rickett  
N 8 A  
Alaska Nat. Bank  
Lot 6, 7, 8, Block 2

B. of the N.

TURNER STREET

BRONZE TYPICAL  
SEND 2 ONLY 2PC ALUM  
CANNOPLES.

12TH AVE.

8" CITY MAIN  
EXISTING

PLAN

SCALE 1" = 10'-0"



FIRE PREVENTION BUREAU  
FAIRBANKS FIRE DEPARTMENT  
J. Mooney  
FAIRBANKS, ALASKA 99707



Per ISO Comments

SYMBOL	DEVICE	QUANTITY
○	SSP	21 1/8"
○	SSU	1 1/8"
⊕	SSU	4 2 1/2"
⊖	SW	2 2 1/2"
◀	SW	2 1/8"
TOTAL		30

Approvals Required

ISO  
CITY of FAIRBANKS

OK TO FABRICATE

DISTRIBUTION	CYS
ISO	2
CITY of FAIRBANKS	2
SENTRY	2
OWNER	1
Total	7

SYSTEM HAZARD  
WET ORDINARY

GENERAL NOTES  
1. PIPE SIZING & SPACING CONFORM TO NFPA PAMPHLET NO. 13 STANDARDS FOR A DRP HAZARD OCCUPANCY.  
2. ALL MATERIALS & EQUIPMENT TO BE NEW & UNDERWRITERS APPROVED.  
3. RIPPING DIMENSIONS ARE CENTER TO CENTER EXCEPT RISERS & DIMENSIONS SHOWN THUSLY (I-S).  
4. EARTHQUAKE BRACING SHALL BE PROVIDED IN ACCORDANCE WITH NFPA PAMPHLET NO. 13.

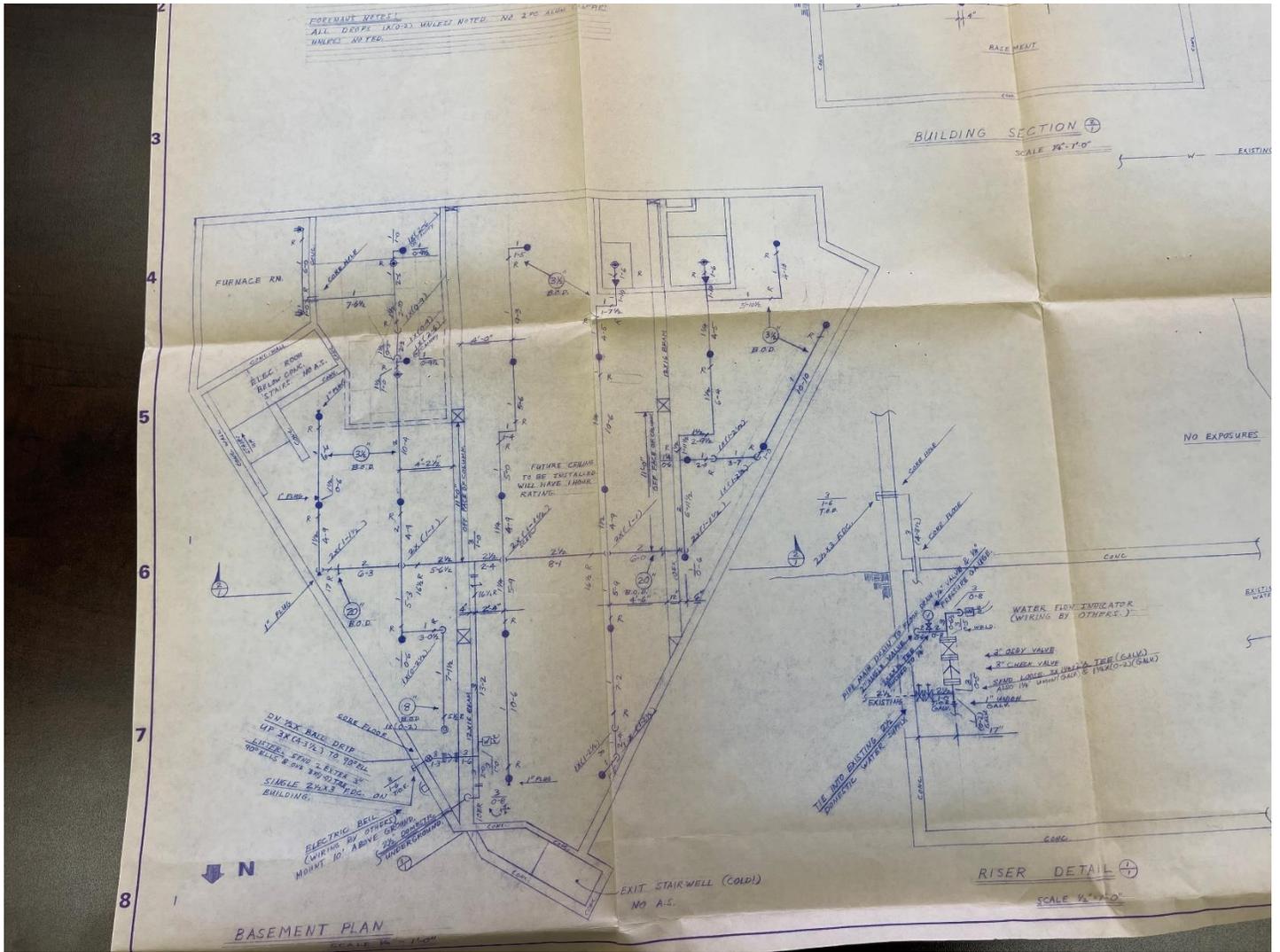
CONTRACT WITH  
NOR MAC BUILDERS  
P.O. BOX 351  
FAIRBANKS, ALASKA  
452-1360 99707

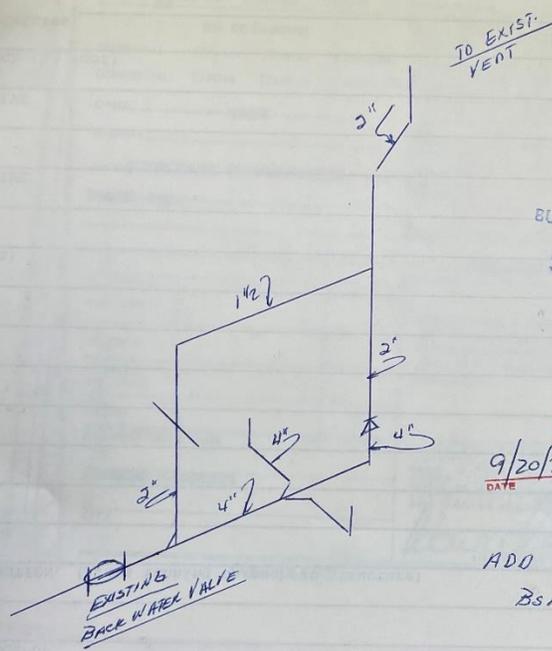
rev	rev
rev	rev
ALASKA NATIONAL BANK OF THE NORTH GAFFNEY STREET & TURNER ST. FAIRBANKS, ALASKA.	
SENTRY AUTOMATIC SPRINKLER CO 6108 PETERSBURG ST. ANCHORAGE, ALASKA 99507 (907)-349-1526	
Engineer	Date
BOSKOVICH	DEC. 27, 1976
Sheet	Job No
1 of 1	33-0433

See  
AND  
CONNECT

Correction of these  
are corrected, f  
Any review  
solely  
work

cc. (om





BUILDING DIVISION  
SEP 20 1976

**APPROVED**  
9/20/76 ABacor  
DATE PLUMBING INSPECTOR

ADD TWO TOILET ROOM  
BSMT AREA.

ALASKA NATIONAL BANK  
AIRPORT ROAD BRANCH  
NEW TOILET ROOMS  
UNIVERSAL MECHANICAL

ALASKA NATIONAL BANK  
Lot 6, 7, 8, Block 2  
620 Airport  
RICKERT

CITY OF FAIRBANKS  
BUILDING DIVISION - ELECTRICAL INSPECTION REPORT

OWNER Alaska Nat. Bank DATE: 9/24/76  
ADDRESS: 620 Gaffney INSPECTOR: McDugall  
CONTRACTOR: Acme Elect PERMIT# \_\_\_\_\_ PACKET# \_\_\_\_\_  
LOT 6-78 BLOCK 2 SUBDIVISION Rickert?

TEMPORARY SERVICE:

G.F.I.'s

PERMANENT SERVICE:

Service Entrance

Ground Rod

Water Service Ground

Distribution Panel

General Wiring

G.F.I.'s

OK

9/24/76

OTHER COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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CONTRACTOR: UNIVERSAL MECHANICAL  
OWNER (of job location): ALASKA NATIONAL BANK (AIRPORT ROAD BRANCH)  
DATE SUBMITTED: SEPT 20-1976

620 Gaffney  
Ridkert  
Lot 6, 7, 8, Block 2



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

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

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Date of Initial Inspection: August 22 & 24, 2022  
Job: 620 Gaffney Commercial Bldg August 2022

To: L&P Investments Group Alaska, LLC  
Selling Licensee: Kim Gomez and Mallory Musgrove, Century 21 Realty Solutions  
Listing Licensee: Marc Dunn with Jack White  
Seller: Wells Fargo

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

Amount paid: \$1500.00

**Paid on September 9, 2022**  
\$1,500.00 paid in full by Kim Gomez  
Paid by Square online