

Geauga Medical Building

13170 Ravenna Road Munson, Ohio

Mailing address: 8315 Belle Vernon Drive Novelty, Ohio 44072

Phone: 440-338-5202 E-mail: sadiblasio@gmail.com

PWS ID: OH2860912 Owners: Joseph and Susan DiBlasio

Monitoring: Gary Yuratovac, Polcar Water Systems

E.P.A. Narrative- Lead / Copper Mapping

The north side of the Geauga Medical Building (two story side) was built in 1993 using Then Design Architecture Inc. and Amicon Corporation (contractor). The Then Design architectural blueprints specified under Pipe and Fitting:

1. Domestic water (3"smaller)- Type "L" hard copper.
2. Domestic water (underfloor)- Type "K" soft copper joints.
6. Fittings for copper pipe shall be wrot copper solder joint type with 95/5 solder.

The Theys Associates, consulting engineer firm confirmed "The installation of the plumbing system appears to follow the drawings closely" (see attached).

On Monday, March 6, 2017 I had a conversation with Gayle Duncan, plumber/ inspector for the Geauga County Health Dept and he states the records indicate the plumbing system installed in the building is safe and appropriate (see attached email statement).

In the year 2000, the one story addition was added to the building using Mr. Richard Yoe, Architect and Marathon Management Inc. as contractor. In the blueprints under Plumbing General Notes and Materials it states:

10. Domestic water (within building):4" and smaller shall be type "L" hard copper and/or type "K" hard copper underground. Fittings shall be copper or brazed soldered fittings. Solder to be 95/5 type.

In 2002, University Hospital Health Systems built medical offices also. Their Plumbing Specifications listed:

D. All cold and hot water lines shall be type "L" copper with 98-2 tin antimony solder.

The Geauga Medical Building does not have a central hot water tank. All sinks have their own small hot water tank to heat water for that particular sink.



December 20, 1993

Joseph A. DiBlasio, M.D.
Suite 220
13170 Ravenna Road
Munson, Ohio 44024

Attention: Dr. Joseph DiBlasio

Reference: Mechanical System Review at the Geauga Medical Building

Dear Dr. DiBlasio:

The following is our report in regard to the mechanical systems, HVAC and plumbing, at the Geauga Medical Building. The report is based on the review of the drawings prepared by Robert Allison for the base mechanical system for the building, Bruce Baum's drawing for the tenant buildout spaces and a site walk-through with you on Saturday, December 18, 1993.

Plumbing System:

The building water system is served by a well with a one and one-half (1-1/2) inch water line to the mechanical room. The mechanical room contains a hydro-pneumatic tank which pressurizes the water to approximately 40 PSI. This is an adequate building pressure for the type of plumbing fixtures installed.

The sanitary waste exits the building to the west and goes to a sanitary grinder pump station which pumps the effluent to the north.

I have reviewed the plumbing drawings and they all appear to be in order per the code. The installation of the plumbing system appears to follow the drawings closely as far as I can tell. I have no other comments in regard to the plumbing system other than what we discussed there at the building. We discussed the slow and inefficient flushing of the water closets.



Susan DiBlasio <sadiblasio@gmail.com>

Water Supply

1 message

Duncan, Gayle <GDuncan@geaugacountyhealth.org>
To: "SADIBLASIO@GMAIL.COM" <SADIBLASIO@gmail.com>

Mon, Mar 6, 2017 at 3:08 PM

Susan Per our phone call lead free solder was used in 1986 and your building was built in 1993 so as far as lead in the solder the water supply would be ok Gayle Duncan

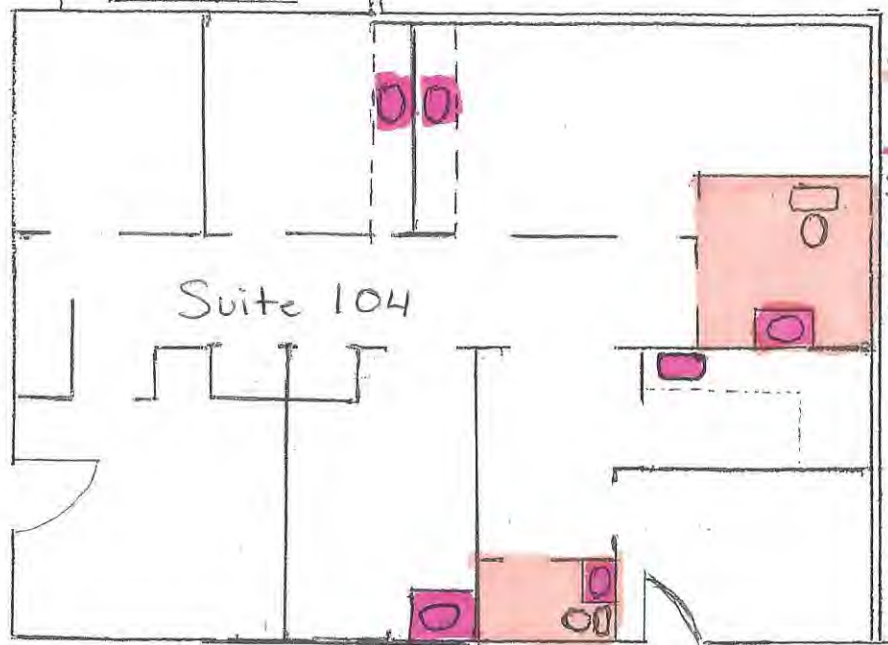
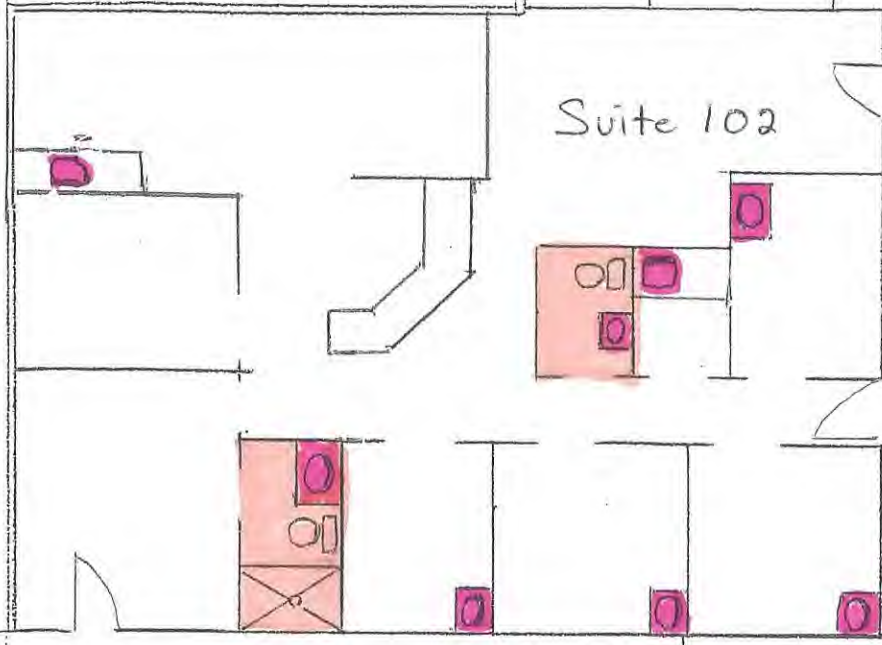
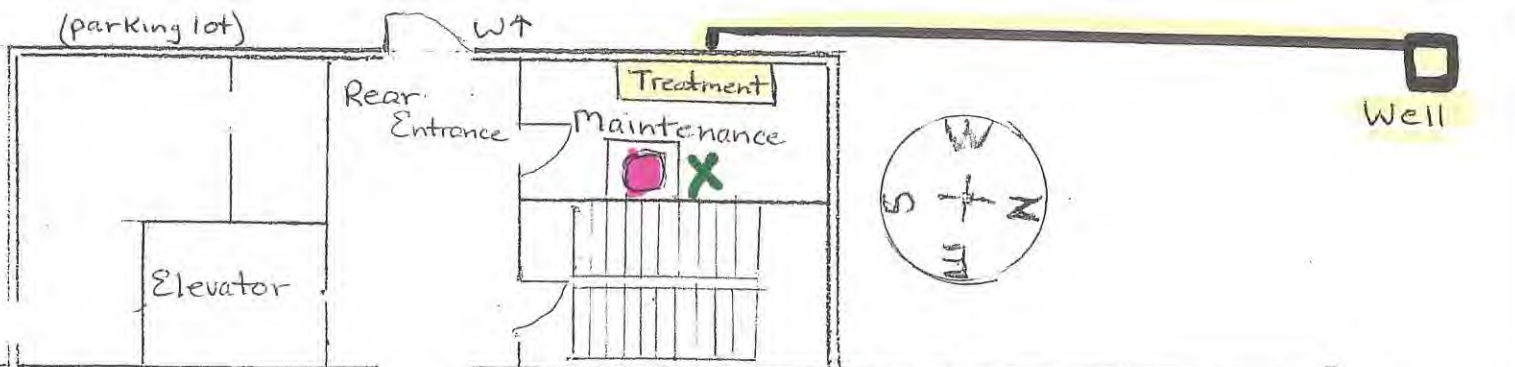
Geauga Medical Building

13170 Ravenna Road

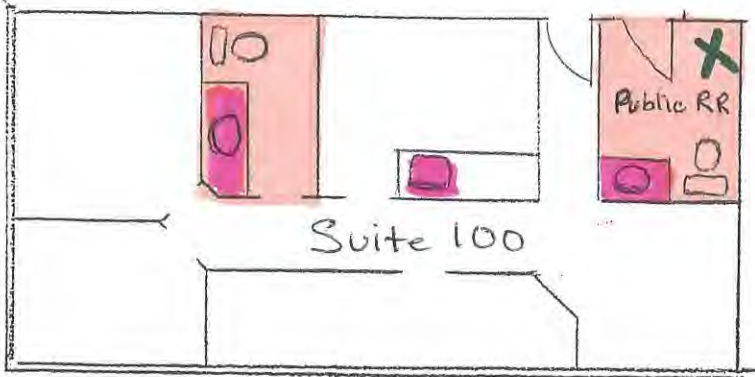
Chardon, Ohio 44024

Phone: 440-338-5202

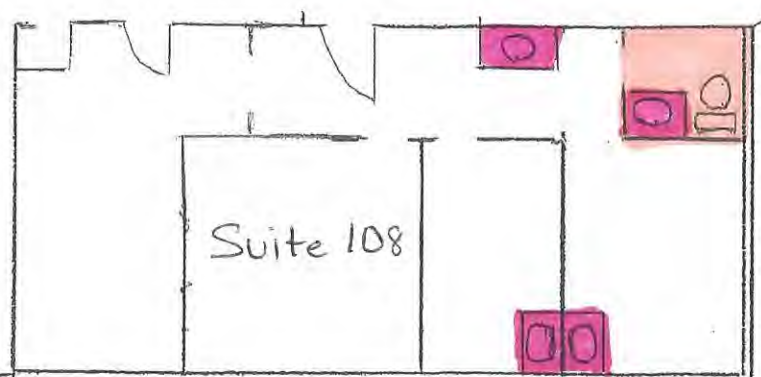
PWS ID: OH2860912



- Restrooms
- Sinks
- Drinking Fountains
- Sample X



Front Lobby



First floor - North Side
Built in 1993 - Copper pipes

(State Rt 44)

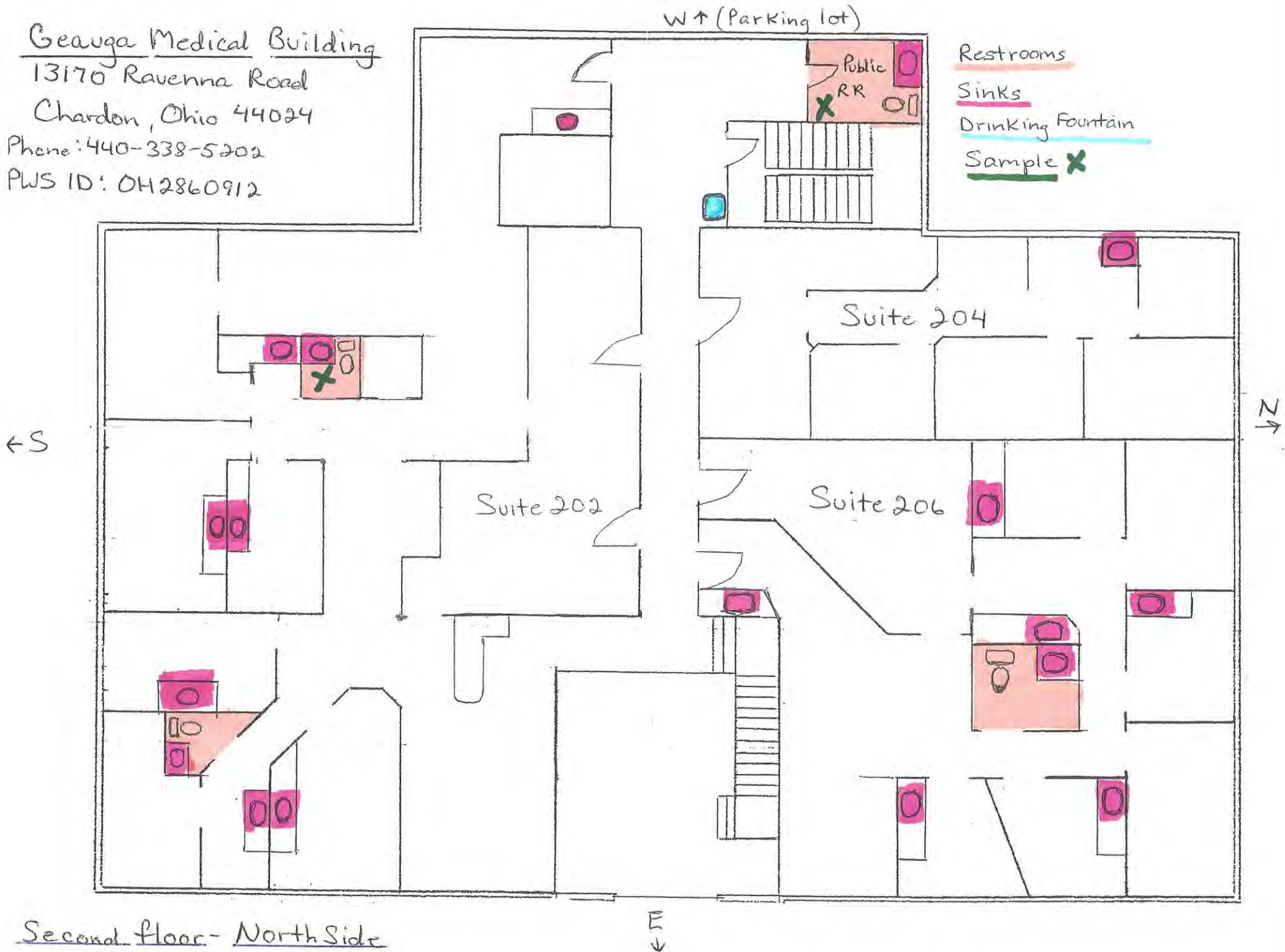
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Restrooms

Sinks

Drinking Fountain

Sample X

Public RR

Suite 204

Suite 202

Suite 206

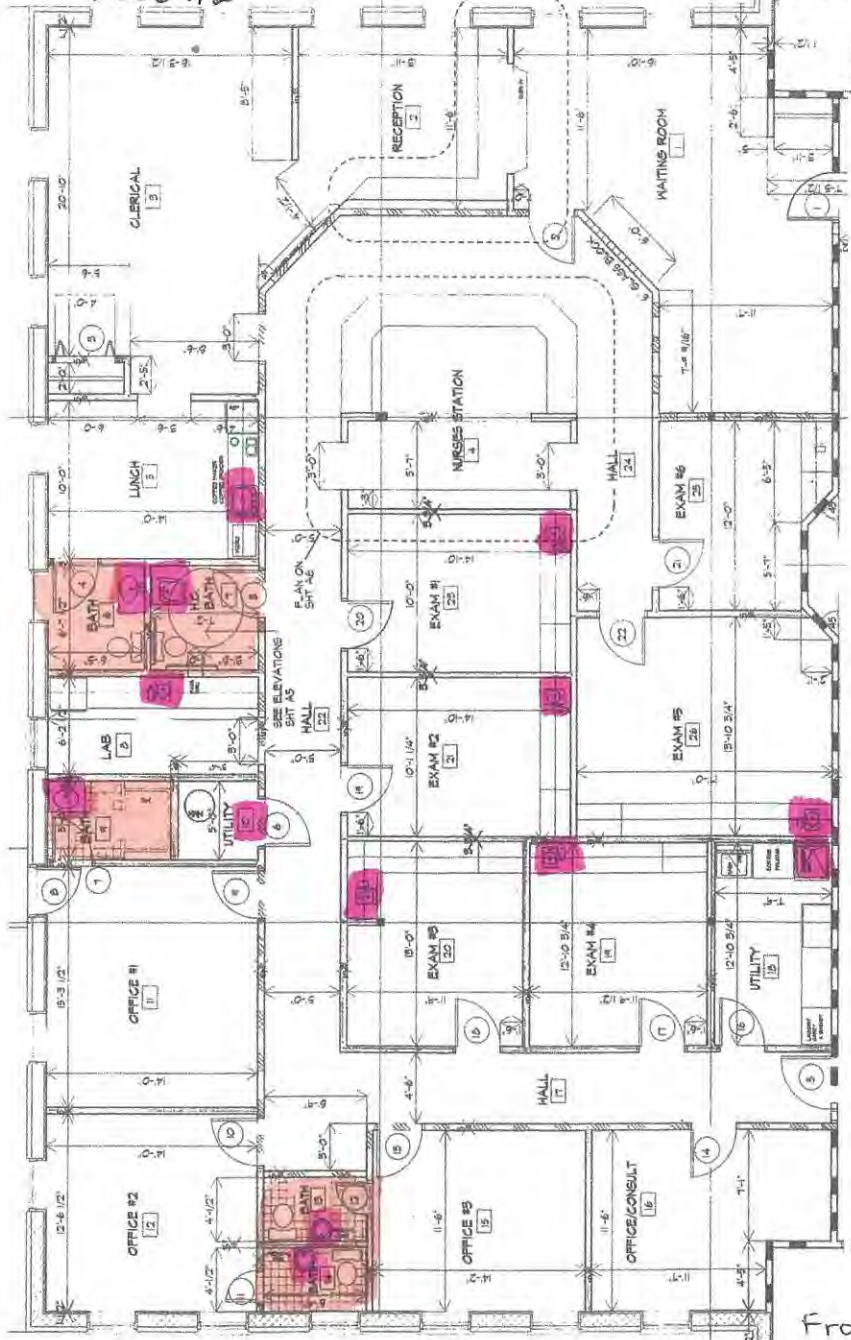
Second floor - North Side

Built in 1993 - Copper pipes

(State Rte 44)

Geauga Medical Building

PWS ID: OH2860912



Suite 116
← S

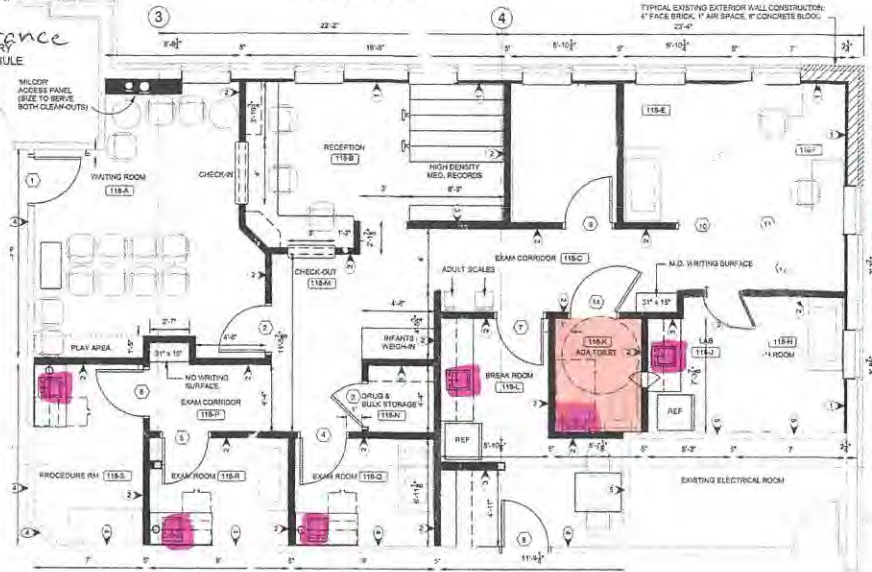
First Floor - South Side
Built in 2000 - Copper pipes

Rear Entrance
ENTRY
VESTIBULE

Front Entrance

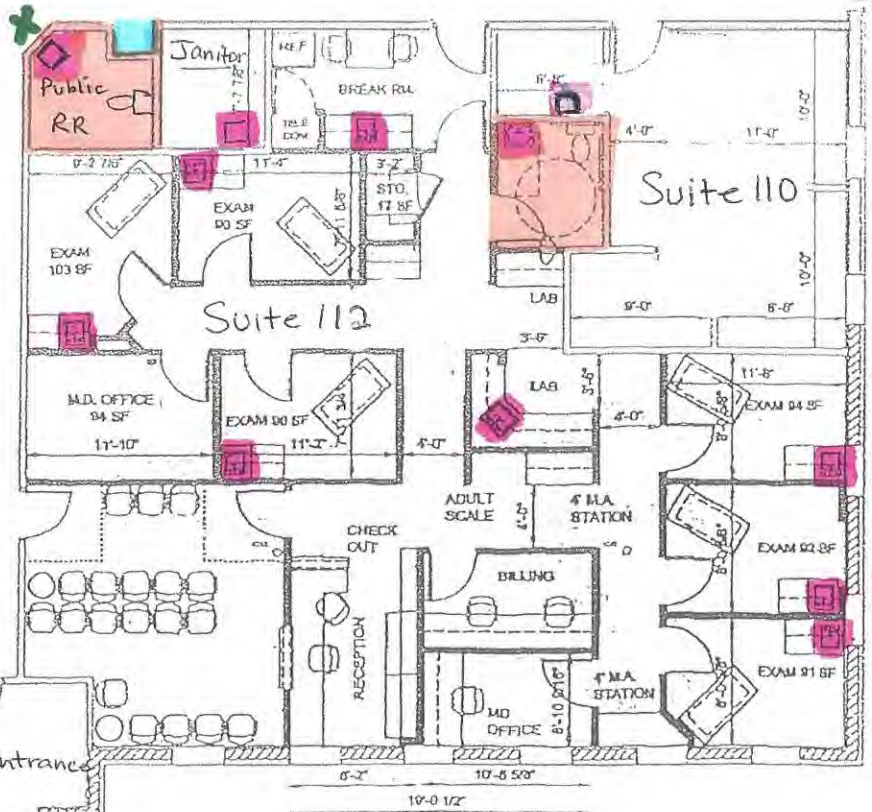
W↑ (parking lot)

Suite 118



- Restrooms
- Sinks
- Drinking Fountains
- Sample

N→



E - (State Rte 44)