



ZACH KLEIN
COLUMBUS CITY ATTORNEY

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Contact: Pete Shipley, 614.965.0203
Email: pjshipley@columbus.gov

City Takes Legal Action to Hold Owners of Shuttered Hotel and Indoor Water Park Accountable for Dangerous Conditions

City Attorney Klein says property owners of former Fort Rapids Indoor Waterpark Resort have failed to keep site secured, maintained and compliant with city and state fire, building and safety codes

COLUMBUS, OH—Columbus City Attorney Zach Klein today announced the City secured an agreed judgment entry order this week in the Franklin County Municipal Court Environmental Division imposing daily fines on the owners of the former Fort Rapids Indoor Waterpark Resort on the City's east side for repeated failure to address various code violations and dangerous conditions since 2019. Owners will be required to pay \$1,000 per day until the property is fully brought into compliance.

“Compliance with health, safety and fire codes isn’t optional, it’s essential to protect public safety—regardless of whether the property you own is in use to the general public,” said City Attorney Zach Klein. **“I am grateful for the persistent work of City Code Enforcement and Fire Prevention Bureau personnel who have helped us build this case to hold property owners accountable for the dangerous and deteriorating conditions at this site.”**

Current property owners purchased the site after the City shuttered the property in 2016 due to numerous health, safety, and fire code violations. The property never reopened under current ownership.

According to court documents, Code Enforcement officials documented violations of City safety codes beginning in 2019, and six subsequent inspections by Code and Fire personnel found the property to remain noncompliant with various city and state health and safety codes.

Violations included unsecure doors and windows, overgrown grass and weeds, damage to the building's facade, abandoned or inoperable vehicles on the premises, and inoperable fire suppression and alarm systems, among other issues.

The property was declared a public nuisance in August 2021 for failure to bring the property into compliance and secure proper permits for renovations.

The Franklin County Municipal Court Environmental Division issued fines in the amount of \$1,000 per day until the property is brought into compliance with all applicable codes, ordering

fire suppression and alarms systems to be fully functional, doors and windows to be boarded and secured, landscaping maintained, and 24/7 security services to be retained on site.

Court documents on the Fort Rapids property are attached.

[2022.08.15 Fort Rapids Judgement Entry](#)

[2021.08.31 Fort Rapids Complaint](#)

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