The Automotive Related Business (ARB) Program

January, 2009 Volume 3 Issue 1

Auto Watch

Creating raving fans by delivering world class service

The Automotive Related Business (ARB) Program

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IMPORTANT NUMBERS

Code Enforcement: 972.237.8296
Environmental Services: 972.237.8055
Diane Castillo: 972.237.8351
Michael Stanley: 972.237.8332
Building Inspections: 972.237.8230
Engineering Inspections: 972.237.8241
Graffiti Removal Hotline: 972.237.8599
Grand Prairie Landfill: 972.237.4550
Grand Prairie Disposal: 817.261.8812
Municipal Court: 972.237.8600
Streets Division: 972.237.8525
TCEQ Small Business: 800.447.2827
Water Utility: 972.237.8200

This newsletter is a publication of the **Automotive Related Business Program (ARB).** Submit your comments and suggestions to:

Editor: Michael Stanley
Phone: (972) 237-8332
Fax: (972) 237-8187
Email: mstanley@gptx.org

New, Improved, and on Main Street - Business Spotlight *M. Stanley*

One indicator of the economic health of a city or community is the growth and development of new business or the expansion of existing businesses. Businesses bring employment, tax revenues, products and services to cities and communities across the land.

We are spotlighting two businesses that invested in the city of Grand Prairie, by building new structures which improve the cityscape, and prove the viability of the business climate.

Camarena's Auto Sales 1305 E. Main Street

At 1305 E. Main street, behind a wrought iron fence and plush landscaping, there is an imposing two story structure, with a futuristic facade. This building is the new home of **CAMARENA'S AUTO SALES.** The proud business owner is Ricardo Camarena.

Mr. Camarena, what is your history in Grand Prairie?
I actually started my business in Dallas in 1998, but moved it to Grand Prairie in 2000. I was located at 1601 E. Main. My business was good and I began to think about expanding. After two years of planning, I opened this location in 2008.

What are you proudest of regarding your business?
I am proudest of the vision and hard work through the years at 1601 E. Main, that led to the erection of this building. I am selling quality cars, from a quality location, providing employment for my workers and tax revenue for the city of Grand Prairie.

What advice do you have for others interested in starting a business in Grand Prairie?
*Keep your vision and work towards it. Don't be afraid to reach for your dream, don't take shortcuts with quality, and keep the **ARB** inspectors happy.*

PJ's Auto 2111 E. Main Street

At 2111 E. Main street, behind a wrought iron fence, on a richly landscaped lot, there is a building with a definite Southwestern flair. This building is the new home of **PJ's AUTOS.** The proud owner is **PJ,** Parviz Jaberi.

Mr. Jaberi, how long have you operated a business in Grand Prairie?
I have been in business in Grand Prairie, for twenty-four years. I remember when you started in 2006, I was located at 2448 W. Main street. I moved and opened this location this year.

What are you proudest of about your business?
I am proudest of my honest and good reputation which has led to a substantial amount of repeat customers and referrals. This gentleman (pointing at customer) brought a car from me in 1984 and is still my friend and customer.

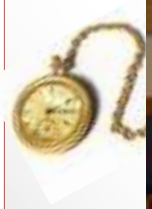
What advice do you have for new business owners?
My advice is to respect the customers and treat them like you would want to be treated.

Repair Shops: Used Absorbent Disposal

If you have a repair shop, used oil will undoubtedly be found on your shop floor at one time or another. Most use a kitty litter type absorbent to soak up spots of used oil. But do you know what to do with it then? (**Hint**: "Throw it in the trash" is ***not*** the correct answer.)

Since your business has been inspected by Environmental Services you *should* know that you treat used absorbent just like used oil. You must have a separate barrel to store used absorbent in and it must be labeled. Be sure to notify your waste oil hauler when your barrel gets full so they can have the right equipment when they come to pick absorbent up with your used oil. Used absorbent disposal must be waste manifested just like used oil. If your used oil hauler fails to leave you a receipt for disposal of used absorbent, or they leave it off the receipt they give you for picking up used oil, you will be in violation for improper disposal of used oil. This is a citable offense that carries a stiff fine. All auto repair shops are responsible for providing absorbent and oil disposal documentation during the annual inspection.

All manifests for waste disposal (i.e. used oil, used absorbent, paint waste, scrap tires, batteries, sand trap cleaning, and parts washer) must be kept on site for three years from the time of receipt and must be available upon request of the environmental inspector.



Congratulations on Retirement!!

Two long-term **Environmental Service** employees recently retired. **Judy Martinez (left)** who coordinated billing for the **ARB** program and **Sandra Finley (right)** the Executive Assistant. With a combined **64 years** of service, they will be missed.

Trash, Keep a Lid On It! - *Diane Castillo*

By now your business has been visited by an inspector from Environmental Services several times. You may have noticed that before we walk into your business, we scan the parking lot and the surrounding property.

A quick visual inspection of the outside of your business is the first impression we (as well as your customers) have as to what we are about to see on the inside. Make the first impression count! Keep the outside of your business free of trash and debris by putting a lid on any trash cans kept outside. By keeping a lid on your trash cans you avoid having trash blow around your property or your neighbors property.

If trash blows onto your property and gets stuck on your fence, that is your responsibility to clean up as well. If you generate more than two bags of trash per week you must contract a dumpster from Duncan Disposal. Contact (817) 261-8812 for more information.

Keep a LID on it!!

Body Shops: Flammable Solids

Be aware that waste regulations have changed for 2009. Flammable dust generated from body filler sanding activities must be separated from other dust and trash. It must now be stored in a barrel which is labeled **FLAMMABLE WASTE.** You will now be required to provide a manifest which accounts for the disposal of this flammable material. The Landfill can no longer accept this waste. For questions or more information call **Diane Castillo** at (972) 237-8351.

DID YOU KNOW?

- The **Automotive Related Business Program Team** is available to come to your business site and explain ordinance requirements to your employees or tenants. Call **Michael Stanley** (972-237-8332) or **Diane Castillo** (972-237-8351) to schedule a **free** seminar.
- **Upon the dissolution** of your business, you must return your Certificate of Occupancy to the **Code Enforcement** office to avoid continued billing for annual inspection fees.

HAPPY NEW YEAR!

The Certificate of Occupancy, Building Inspection - *Michael Stanley*

Every business in the city of Grand Prairie, is required by City Code (see below) to obtain a Certificate of Occupancy. This Certificate gives permission to the business from the city to operate a particular business within the zoning area.

Section 13.535(a) The Certificate of Occupancy issued by the City of Grand Prairie, Building Inspections Division, for Automotive Related Businesses shall be plainly displayed on the business premises and activities on the premises shall be as stated on the Certificate of Occupancy.

There are five approval inspections required prior to the issuance of a Certificate of Occupancy; Zoning, Building Inspection, Code Enforcement, Environmental Services, and Fire Department.

Today, I'm at the Building Inspections Department to discuss what is needed to pass a Building Inspection. I am talking with Mr. Bruce Caldwell.

Good morning, Bruce. What is your title and how long have you worked for this city?
I *am a Building Inspector for the Department of Planning and Development Services. I've been with Grand Prairie for just about a year. I retired from the City of Arlington, after a thirty-year career as a Fire Fighter, Media Relations Officer, and Fire Inspector.*

What do you consider to be your primary function?
I *am primarily responsible for Commercial Certificate of Occupancy inspections, but I assist with all inspections as needed.*

When you review an Auto Related Business for a Certificate of Occupancy, what are you looking for?
When *the inspection is for an Auto Related Business, it is very important to look at the perimeter of the building. I inspect property by looking from the exterior to the interior. I inspect the parking lot for surface condition including striping; I look for electrical issues, dumpster location, signage, and 'my pet peeve' building addresses (proper height and contrasting color). I inspect the building interior accompanied by the tenant. This inspection is used as an educational opportunity for the tenant.*

Bruce Caldwell

What infractions will cause you to deny the application?
On *the interior inspection, I look for:*

- *Blocked or inoperable exit doors, including defective or improper door hardware (slidebolt locks)*
- *Defective electrical Exit signs*
- *Electrical hazards, including missing wall plates, broken receptacles, spliced/rigged electrical wiring, illegal romex wiring through walls, opens spaces in breaker boxes, and grounding violations.*

Any *of the above* ***serious*** *safety violations will result in the application being denied. At that point the tenant receives a list of violations requiring correction. Because he has accompanied me during the inspection, he will know what specific improvements are needed, and he will understand why they are required.*

So you consider it important that the 'customer' be educated through your inspection?
Yes*, it is very important. My mission is accomplished when the customer, through education and personal involvement, buys into the need to create a safe working environment, voluntarily complies with code, and helps to "Keep Grand Prairie Beautiful."*

Thank you Mr. Caldwell, for the job you do and for taking the time to talk with us.

The Automotive Related Business Program

You're on the phone explaining to a less than happy customer, why his car isn't ready when it happens… A white, city vehicle, enters the driveway of your automotive related business.

"Now what?"

The **Automotive Related Business (ARB)** Program is charged with the responsibility of ensuring compliance with the city codes, and state and federal environmental regulations. Through its efforts and the compliance of both residents and businesses, the City of Grand Prairie continues to be a beautiful, vibrant, family-based community, with a viable business base. The strong, positive economic climate has resulted in the growth of automotive related businesses, and the creation of a program dedicated to Automotive Related Business. An **annual** inspection of your business will be conducted by ARB Inspectors to verify that you are operating according to your Certificate of Occupancy and in accordance with codes and regulations. Many businesses will have no problems. However, if an area of concern is noted, the inspectors will provide you with a notice giving the specific deficiencies. You will have a stated period of time to bring the concerns noted into compliance.

If you feel that you cannot comply, you may request an extension of time to do so. We will be happy to work with you and help your business become compliant.

Grand Prairie Website: www.gptx.org

The Automotive Related Business (ARB) Program

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PERMIT NO. 34

GRAND PRAIRIE
Auto Related Business Program
201 NW 2nd St., Ste 150
PO Box 534045
Grand Prairie, TX 75053-4045

Money Talks

Texas Trouble

A natural gas compression station in **Young** County was assessed $37,500 for failing to keep emission capture and abatement equipment in good condition and for failing to operate within authorized emission limitations.

An industrial wastewater treatment system in **Harris** County was assessed $20,400 for failing to comply with permitted effluent limits for biochemical oxygen demand, ammonia nitrogen, and total nitrogen.

A plastic bead manufacturer in **Cherokee** County was assessed $63,500 for failing to obtain a permit to store and treat municipal hazardous and industrial solid waste, failing to conduct hazardous waste determinations, and other industrial and hazardous waste violations.

A nut products manufacturer in **El Paso** County was assessed $18,300 for failing to prevent the unauthorized discharge of industrial wastewater.

A tactical vehicle manufacturer in **Austin** County was assessed $27,140 for failing to comply with permitted effluent limits for flow and pH, failing to comply with the permitted effluent limits for total suspended solids and total zinc, and failing to submit monitoring results.

A petrochemical manufacturer in **Harris** County was assessed $29,510 for failing to provide secondary containment for a tank storing hazardous waste, failing to update their notice of registration, failing to have a written assessment from a qualified engineer attesting that the tank system has sufficient structural integrity and is acceptable for the storing and treating of hazardous waste and for failing to maintain an accurate annual waste
summary.

A pipe threading and coating facility in **Harris** County was assessed $13,426 for failing to comply with the permitted effluent limits for total nickel, zinc, and aluminum, failing to timely submit the discharge monitoring reports, and failing to monitor for each parameter in the permit.

Annual Inspection Checklist
Common Violations

- ❒ **Certificate of Occupancy (C/O) not possessed / displayed**
- ❒ Non-compliance with C/O
- ❒ Building address / suite number missing
- ❒ Unsanitary conditions
- ❒ Fire Hazards
- ❒ Parking on unprepared surfaces, grass or dirt
- ❒ **Repairs performed outside of the shop**
- ❒ Excessive inoperable or junk cars, two permitted
- ❒ **Outside storage of parts**
- ❒ Painting without approved and certified paint booth
- ❒ Grass or vegetation, taller than twelve inches
- ❒ Improper or dilapidated fencing
- ❒ **Dangerous building (hazardous structure, exposed wiring, missing or broken doors and/or windows)**
- ❒ **Failure to produce or maintain manifests for disposal of tires, engine fluids, or batteries**
- ❒ **Failure to utilize a dumpster for the disposal of rubbish, when rubbish accumulation is in excess of two bags per week**
- ❒ **Discharge oil or other fluids/substances to the ground or air**

The Grand Prairie ARB Team

D. Castillo
Env. Specialist

D. Sifuentes
Permit Coordinator

M. Stanley
Sr. Code Officer

Steve Collins, Code Enforcement Manager, Planning
Cindy Mendez, Environmental Quality Manager, ESD