

Life-safety complaint: locked and blocked exit doors

Central Park Tower, 1511 Farnam Street, Omaha, Nebraska 68102

Photographs taken October 5, 2026. Submitted to the Omaha Fire Department and the Nebraska State Fire Marshal.

October 5, 2026

Omaha Fire Department
1516 Jackson Street
Omaha, Nebraska 68102

Nebraska State Fire Marshal
Attention: Inspections

From: Steven J. Donahue, Secretary, Central Park Tower Resident Council
1511 Farnam Street, Apt. 110, Omaha, NE 68102
(402) 889-9047 donahue.steven@gmail.com

Re: Padlocked exit hardware and a door marked "NOT AN EXIT"
Central Park Tower, 1511 Farnam Street

Please inspect the exit doors shown in the attached photographs. The building is multi-family HUD RAD housing. Residents use these stairs. A required exit may not be locked against the people using it.



Figure 1: Slide bolt closed through the hasp and held by a padlock. A pull handle is on the same door. The padlock is on the occupied side of the door. Photograph, October 5, 2026, Central Park Tower.

The first photograph shows a surface slide bolt driven into the strike, with a padlock through the staple. A handle plate is screwed to the same door. From this side, the door does not open without the key to that padlock. Exit hardware has to operate without a key, tool, or special knowledge. A padlock on the egress side is the opposite of that rule.



Figure 2: Door with a paper sign reading “NOT AN EXIT,” and a hasp mounted on the occupied side. Photograph, October 5, 2026. The file labeled rooftopdoorblocked.jpg is the same door.

The second photograph is a door in the same stair or landing, signed “NOT AN EXIT,” with a hasp on the occupied side. A sign does not make a door legal if the door is a required exit, or if the hardware still blocks the swing. The hasp is the same type as the padlocked bolt in the first photograph. Please determine whether this door was a required exit to the roof or to grade, and whether the hasp is permitted.



Figure 3: Door signed “STAIRWAY” and “LOBBY,” with a panic bar. A closer or alarm device is at the top of the frame. Photograph, October 5, 2026, Central Park Tower.

The third photograph is the door signed “STAIRWAY” and “LOBBY.” It has a panic bar. The bar is the correct type of hardware only if it opens the door in one motion and the door is not otherwise bolted. Please test this door from the stair side. The device at the top of the frame should be identified. Paint is failing on the block wall beside the frame.

What is asked:

1. Inspect these doors and say which are required exits.
2. Order removal of any padlock, slide bolt, or hasp on the egress side of a required exit.
3. Test the panic bar on the door signed “STAIRWAY / LOBBY” from the stair side.
4. Say whether the door signed “NOT AN EXIT” may remain signed and hasped, or whether the sign is being used on a former exit.

The owner is CPT Burt Apartments 23 LLC. Management is Premier / PHMD. Please copy the inspection result to the Resident Council at the address above.

Steven J. Donahue
402-889-9047
Secretary, Central Park Tower Resident Council
Apt. 110

cc: Daniel Lukat, President, Apt. 202
CPT Burt Apartments 23 LLC, c/o CSC-Lawyers Incorporating Service Company, 233 South 13th
Street, Suite 1900, Lincoln, NE 68508
Omaha Permits and Inspections