

OCI records released October 8, 2026

Office of Commissioner of Insurance and Safety Fire, open-records request **S000148-090126** (Ware State Prison, Safety Fire egress inspection records). OCI released these three emails on October 8, 2026, saying they were "inadvertently left off the original production."

1. 2026-06-26: "Complaint Investigation Inspection - Ware State Prison", from <mwilliams@oci.ga.gov> to <james.spann@gdc.ga.gov>; <reynold.spradley@gdc.ga.gov>
2. 2026-06-26: "Complaint Investigation Inspection - Ware State Prison", from <mwilliams@oci.ga.gov> to <james.spann@gdc.ga.gov>; <reynold.spradley@gdc.ga.gov>
3. 2026-08-25: "Follow Up Inspection/Complaint Investigation - Ware State Prison", from <mwilliams@oci.ga.gov> to <james.spann@gdc.ga.gov>; <reynold.spradley@gdc.ga.gov>

Each email carried the inspection report as an attachment, reproduced after it. The two reports are byte-identical to the June 23 and August 24 reports OCI produced earlier. The two June 26 emails are duplicates of each other.

James Spann is the warden of Ware State Prison; Reynold Spradley is GDC's fire chief. What's new in this release is the delivery record: both had the June report in writing from June 26, 2026.

Email 1 of 3

From <mwilliams@oci.ga.gov>
To <james.spann@gdc.ga.gov>; <reynold.spradley@gdc.ga.gov>
Cc <amoore@oci.ga.gov>; <jholbrook@oci.ga.gov>
Date 2026-06-26 11:16:46-04:00
Subject Complaint Investigation Inspection - Ware State Prison
Attachment ISG Building Inspection Report.pdf

Good morning,

Please see attached. Please contact this office with any questions or concerns you may have.

Thank you,

Mitchell Williams

Building Code Inspections Supervisor - South
Safety Fire Division

Office of Commissioner John F. King
Two Martin Luther King Dr SE
Suite 920- West Tower

O: (470) 692-3083

mwilliams@oci.ga.gov



OFFICE OF INSURANCE AND SAFETY FIRE
COMMISSIONER

John F. King, Commissioner

Safety Fire Division

2 MLK, JR. DR., 920 WEST TOWER, ATLANTA, GA 30334

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Safety Fire Inspection Report

File No.: 26-009306

Name of Building: Ware State Prison

Name of Facility: Ware State Prison

Company Name: Georgia Department of Corrections

Serial No:

Owner: James Spann

Address: 3620 Harris RD

Owner Address: 300 Patrol Road

City, State, Zip: Waycross, GA 31503

City, State, Zip: Forsyth, GA 31029

Owner Phone: (912) 285-6432

Email: james.spann@gdc.ga.gov

Type of Inspection: Complaint			
Standard Used: 2024 NFPA 101 LSC Existing			
Admin. Information			
C.P. No.:	Date Issued:	C.O. No.:	Variance
# of Current Violations: 1	# of Violations Last Inspection: 0	Last Inspected By:	Date Last Inspection:
Description of Facility			
Type of Occupancy: INS-Institution (JAIL)	Occupant Load: 2875	# of beds:	Condition Used: IV
	Square Ft. Area: 296034	# of stories: 1	
Construction Type: II(222) - IB	Sprinkler: Total NFPA 13		Basement: No
Deficiency Type	Compliance	Deficiency Type	Compliance
1. Number of exits	N/A	8. Detection, alarm, communication systems	N/A
2. Means of egress of approved type	Non-Compliant	9. Extinguishment systems	N/A
3. Travel distances to exits	N/A	10. Construction type requirements	N/A
4. Exit signs	N/A	11. Compartmentation requirements	N/A
5. Emergency lighting	N/A	12. Electrical system	N/A
6. Vertical openings protection	N/A	13. HVAC system	N/A
7. Interior finish	N/A	14. Other:	N/A

Accompanied by:

My signature, below, acknowledges that I accompanied the Fire Safety Compliance Officer making this report.

Name:

James C. Spann, Prison

Title: Warden

Date: June 26, 2026

Notice: All deficiencies and/or violations noted above and on the attached pages shall be corrected immediately in order for this facility to comply with O.C.G.A. Title 25, Chapter 2. This report shall be returned to the Safety Fire Division Office within 30 days indicating the deficiencies and/or violations noted have been corrected by initialing and dating each item. If all items are not corrected, a plan of correction shall be attached and submitted to the office within 30 days stating what corrective measures will be taken with the estimated date of completion. Failure to correct the noted deficiencies and/or violation of Georgia Safety Fire Law. **Follow-up inspection fees of \$150 or \$220 will be charged and due payable in advance for second, third, and subsequent inspections as specified in Code Section 25-2-4.1.**

No visual violations were noted Recommend Issuance of Certificate of Occupancy Recommend Issuance of temporary Certificate of Occupancy for _____ Days A follow-up inspection is scheduled to be conducted in approximately 30 Days

FSCO:

Title: Building Code Inspections Supervisor - South

Date: June 26, 2026

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Safety Fire Inspection Report

File No.

26-009306

Permit No.

INS26-002452

Name of Building

Ware State Prison

1. Comment - Complaint Investigation Inspection conducted at above facility on Tuesday, June 23 2026, in reference to an anonymous complaint concerning steel rods barring exit doors closed. This inspection was conducted by Georgia State Fire Marshal's Office (GASFMO) Building Code Inspector James Holbrook and Building Inspections Supervisor Mitchell Williams. Inspector Holbrook and Supervisor Williams were accompanied by Georgia Department of Corrections (GDC) Warden James C. Spann, Fire Chief Reynold Spradley, and additional GDC support staff. A tour of the facility was conducted and upon completion of the tour and inspection, the violations detailed below were observed on all housing buildings except for Building I. An exit interview was conducted by GASFMO Inspections Staff with GDC Staff and upon completion of this interview, GASFMO Inspections Staff exited the facility.
2. Violation - Doors from areas of refuge to the exterior shall be permitted to be locked with key locks in lieu of locking methods described in 23.2.11.1.8, the keys to unlock such doors shall be maintained and available at the facility at all times, and the locks shall be operable from the outside. 2024 NFPA 101 Chapter 23 Section 23.2.11.1.7.

GASFMO Inspections Staff observed barrel bolts on all fire exit doors on housing buildings. Prison staff explained that the barrel bolts are in use due to inmates popping the locks from inside the building. Prison staff also explained that inmates are not supposed to have access to these doors from inside the building. GDC Fire Chief Reynold Spradley explained that he has written up the barrel bolts and the key-operated locks have been repaired, but inmates tamper with the locks and pop them soon after repairs are made.

Email 2 of 3

From <mwilliams@oci.ga.gov>
To <james.spann@gdc.ga.gov>; <reynold.spradley@gdc.ga.gov>
Cc <amoore@oci.ga.gov>; <jholbrook@oci.ga.gov>
Date 2026-06-26 11:16:46-04:00
Subject Complaint Investigation Inspection - Ware State Prison
Attachment ISG Building Inspection Report.pdf

Good morning,

Please see attached. Please contact this office with any questions or concerns you may have.

Thank you,

Mitchell Williams

Building Code Inspections Supervisor - South
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Safety Fire Inspection Report

File No.: 26-009306

Name of Building: Ware State Prison

Name of Facility: Ware State Prison

Company Name: Georgia Department of Corrections

Serial No:

Owner: James Spann

Address: 3620 Harris RD

Owner Address: 300 Patrol Road

City, State, Zip: Waycross, GA 31503

City, State, Zip: Forsyth, GA 31029

Owner Phone: (912) 285-6432

Email: james.spann@gdc.ga.gov

Type of Inspection: Complaint			
Standard Used: 2024 NFPA 101 LSC Existing			
Admin. Information			
C.P. No.:	Date Issued:	C.O. No.:	Variance
# of Current Violations: 1	# of Violations Last Inspection: 0	Last Inspected By:	Date Last Inspection:
Description of Facility			
Type of Occupancy: INS-Institution (JAIL)	Occupant Load: 2875	# of beds:	Condition Used: IV
	Square Ft. Area: 296034	# of stories: 1	
Construction Type: II(222) - IB	Sprinkler: Total NFPA 13		Basement: No
Deficiency Type	Compliance	Deficiency Type	Compliance
1. Number of exits	N/A	8. Detection, alarm, communication systems	N/A
2. Means of egress of approved type	Non-Compliant	9. Extinguishment systems	N/A
3. Travel distances to exits	N/A	10. Construction type requirements	N/A
4. Exit signs	N/A	11. Compartmentation requirements	N/A
5. Emergency lighting	N/A	12. Electrical system	N/A
6. Vertical openings protection	N/A	13. HVAC system	N/A
7. Interior finish	N/A	14. Other:	N/A

Accompanied by:

My signature, below, acknowledges that I accompanied the Fire Safety Compliance Officer making this report.

Name:

James C. Spann, Prison

Title: Warden

Date: June 26, 2026

Notice: All deficiencies and/or violations noted above and on the attached pages shall be corrected immediately in order for this facility to comply with O.C.G.A. Title 25, Chapter 2. This report shall be returned to the Safety Fire Division Office within 30 days indicating the deficiencies and/or violations noted have been corrected by initialing and dating each item. If all items are not corrected, a plan of correction shall be attached and submitted to the office within 30 days stating what corrective measures will be taken with the estimated date of completion. Failure to correct the noted deficiencies and/or violation of Georgia Safety Fire Law. **Follow-up inspection fees of \$150 or \$220 will be charged and due payable in advance for second, third, and subsequent inspections as specified in Code Section 25-2-4.1.**

No visual violations were noted Recommend Issuance of Certificate of Occupancy Recommend Issuance of temporary Certificate of Occupancy for _____ Days A follow-up inspection is scheduled to be conducted in approximately 30 Days

FSCO:

Title: Building Code Inspections Supervisor - South

Date: June 26, 2026

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Safety Fire Inspection Report

File No.

26-009306

Permit No.

INS26-002452

Name of Building

Ware State Prison

1. Comment - Complaint Investigation Inspection conducted at above facility on Tuesday, June 23 2026, in reference to an anonymous complaint concerning steel rods barring exit doors closed. This inspection was conducted by Georgia State Fire Marshal's Office (GASFMO) Building Code Inspector James Holbrook and Building Inspections Supervisor Mitchell Williams. Inspector Holbrook and Supervisor Williams were accompanied by Georgia Department of Corrections (GDC) Warden James C. Spann, Fire Chief Reynold Spradley, and additional GDC support staff. A tour of the facility was conducted and upon completion of the tour and inspection, the violations detailed below were observed on all housing buildings except for Building I. An exit interview was conducted by GASFMO Inspections Staff with GDC Staff and upon completion of this interview, GASFMO Inspections Staff exited the facility.
2. Violation - Doors from areas of refuge to the exterior shall be permitted to be locked with key locks in lieu of locking methods described in 23.2.11.1.8, the keys to unlock such doors shall be maintained and available at the facility at all times, and the locks shall be operable from the outside. 2024 NFPA 101 Chapter 23 Section 23.2.11.1.7.

GASFMO Inspections Staff observed barrel bolts on all fire exit doors on housing buildings. Prison staff explained that the barrel bolts are in use due to inmates popping the locks from inside the building. Prison staff also explained that inmates are not supposed to have access to these doors from inside the building. GDC Fire Chief Reynold Spradley explained that he has written up the barrel bolts and the key-operated locks have been repaired, but inmates tamper with the locks and pop them soon after repairs are made.

Email 3 of 3

From <mwilliams@oci.ga.gov>
To <james.spann@gdc.ga.gov>; <reynold.spradley@gdc.ga.gov>
Cc <jholbrook@oci.ga.gov>
Date 2026-08-25 10:30:48-04:00
Subject Follow Up Inspection/Complaint Investigation - Ware State Prison
Attachment ISG Building Inspection Report.pdf

Good morning,

Please see attached for your records and review a copy of the inspection report from the inspection conducted at your facility yesterday, Monday, August 24, 2026. Should you have any questions or concerns please contact me.

Thank you,

Mitchell Williams

Building Code Inspections Supervisor - South
Safety Fire Division

Office of Commissioner John F. King
Two Martin Luther King Dr SE
Suite 920- West Tower

O: (470) 692-3083

mwilliams@oci.ga.gov



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Safety Fire Inspection Report

File No.: 26-009306

Name of Building: Ware State Prison

Name of Facility: Ware State Prison

Company Name: Georgia Department of Corrections

Serial No:

Owner: James Spann

Address: 3620 Harris RD

Owner Address: 300 Patrol Road

City, State, Zip: Waycross, GA 31503

City, State, Zip: Forsyth, GA 31029

Owner Phone: (912) 285-6432

Email: james.spann@gdc.ga.gov

Type of Inspection: Follow Up #1			
Standard Used: 2024 NFPA 101 LSC Existing			
Admin. Information			
C.P. No.:	Date Issued:	C.O. No.:	Variance
# of Current Violations: 1	# of Violations Last Inspection: 0	Last Inspected By:	Date Last Inspection:
Description of Facility			
Type of Occupancy: INS-Institution (JAIL)	Occupant Load: 2875	# of beds:	Condition Used: IV
	Square Ft. Area: 296034	# of stories: 1	
Construction Type: II(222) - IB	Sprinkler: Total NFPA 13		Basement: No
Deficiency Type	Compliance	Deficiency Type	Compliance
1. Number of exits	Compliant	8. Detection, alarm, communication systems	N/A
2. Means of egress of approved type	Non-Compliant	9. Extinguishment systems	N/A
3. Travel distances to exits	Compliant	10. Construction type requirements	N/A
4. Exit signs	N/A	11. Compartmentation requirements	N/A
5. Emergency lighting	N/A	12. Electrical system	N/A
6. Vertical openings protection	N/A	13. HVAC system	N/A
7. Interior finish	N/A	14. Other:	N/A

Accompanied by:

My signature, below, acknowledges that I accompanied the Fire Safety Compliance Officer making this report.

Name:

James C. Spann, Prison

Title: Warden

Date: August 25, 2026

Notice: All deficiencies and/or violations noted above and on the attached pages shall be corrected immediately in order for this facility to comply with O.C.G.A. Title 25, Chapter 2. This report shall be returned to the Safety Fire Division Office within 30 days indicating the deficiencies and/or violations noted have been corrected by initialing and dating each item. If all items are not corrected, a plan of correction shall be attached and submitted to the office within 30 days stating what corrective measures will be taken with the estimated date of completion. Failure to correct the noted deficiencies and/or violation of Georgia Safety Fire Law. **Follow-up inspection fees of \$150 or \$220 will be charged and due payable in advance for second, third, and subsequent inspections as specified in Code Section 25-2-4.1.**

No visual violations were noted Recommend Issuance of Certificate of Occupancy Recommend Issuance of temporary Certificate of Occupancy for _____ Days A follow-up inspection is scheduled to be conducted in approximately 30 Days

FSCO:

Title: Building Code Inspections Supervisor - South

Date: August 25, 2026

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Safety Fire Inspection Report

File No.	Permit No.	Name of Building
26-009306	INS26-003396	Ware State Prison

1. Comment - Follow Up Inspection and Complaint Investigation Inspection conducted at above facility on Monday, August 24, 2026, in reference to following up on the previous inspection and this office's receipt of another anonymous complaint concerning steel rods barring exit doors closed. This inspection was conducted by Georgia State Fire Marshal's Office (GASFMO) Building Code Inspector James Holbrook and Building Inspections Supervisor Mitchell Williams. Inspector Holbrook and Supervisor Williams were accompanied by Georgia Department of Corrections (GDC) Warden James C. Spann, Fire Chief Reynold Spradley, and additional GDC support staff. A tour of the facility was conducted and upon completion of the inspection and staff interviews, the violations detailed below were observed on the two buildings GDC staff led GASFMO Building Inspections Staff. While only two buildings were inspected on this visit, GDC Staff did inform GASFMO Building Inspections Staff that the violations noted below were at all of the dorm buildings. An exit interview was conducted by GASFMO Inspections Staff with GDC Staff and upon completion of this interview, GASFMO Inspections Staff exited the facility.
2. Violation - Doors from areas of refuge to the exterior shall be permitted to be locked with key locks in lieu of locking methods described in 23.2.11.1.8, the keys to unlock such doors shall be maintained and available at the facility at all times, and the locks shall be operable from the outside. 2024 NFPA 101 Chapter 23 Section 23.2.11.1.7.

GASFMO Inspections Staff observed barrel bolts on all fire exit doors on housing buildings. Additional sliding barrel bolts were observed on the main entrance/exit doors for the dorm buildings. Prison staff explained that the barrel bolts are in use due to inmates popping the locks from inside the building. Prison staff also explained on the previous inspection that inmates are not supposed to have access to these doors from inside the building, however during this inspection GASFMO Building Inspections Staff observed the fire exit doors and main entrance/exit doors are readily accessible to the inmates. Further inquiry and interviews of GDC staff revealed that there are times where prison guards are not continuously posted in the control room of each dorm building, and staff response can vary based on the prison guards assignment outside of his/her normal assigned duties for the dorms. It was also observed that some of the support staff accompanying the GASFMO Building Inspections Division did not have the proper keys to unlock the gates that lead from the areas of refuge on one of the dorm buildings inspected and on one of the main entrance/exit doors on another dorm building inspected. GDC Fire Chief Reynold Spradley explained on the last inspection that he has written up the barrel bolts on the exit doors and the key-operated locks have been repaired, but inmates tamper with the locks and pop them soon after repairs are made. A copy of his most recent inspection report was provided to GASFMO Building Inspections Staff at the conclusion of the last inspection. During this inspection, Chief Spradley and Warden Spann stated that a regional inspection was conducted by GDC Fire Services Inspections Staff was conducted around 08/13/2026 or 08/14/2026. GASFMO Building Inspections Staff requested copy of this report was but was not received at the time of this report.

3. Comment - During this inspection, GASFMO Building Inspections Staff observed the following deficiencies inside the dorm buildings. While this was not the reason for the inspection, these items are noted as merely observations made. GASFMO Building Inspections Staff were notified by GDC Staff that a regional inspection was conducted on 03/13/2026 or 08/14/2026 by the GDC Fire Services Inspections Staff, however a copy of the report could not be produced during this inspection therefore it is unclear as to if the items noted on this report were documented by GDC Fire Services Inspections Staff during their inspection.
4. Comment - Sprinkler showing signs of leakage, corrosion, physical damage, loss of fluid in bulb, loaded detrimental to sprinkler performance, or having paint other than applied by the manufacturer shall be replaced. 2023 NFPA 25 Chapter 5 Section 5.2.1.1.1
5. Comment - Open Junction Box - All pull boxes, junction boxes, and conduit bodies shall be provided with covers. 2023 NFPA 70 National Electric Code Article 314.28 (C)
6. Comment - Egress not to be blocked - Means of egress shall be continuously maintained free of all obstructions or impediments to full instant use in the case of fire or other emergency. 2024 NFPA 101 Chapter 7 Section 7.1.10.1
7. Comment - Damaged occupant notification devices for the fire alarm system observed inside of dorm buildings. 2024 NFPA 101 Chapter 23 Section 23.3.4.3.1.