



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: 9122856432

Email: james.spann@gdc.ga.gov

Type of Inspection: Follow-Up #2			
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:	

Accompanied by:

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

Name:

Title: James Spann, Warden Date: September 24, 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 ☒ A follow-up inspection is scheduled to be conducted in approximately 30 Days

FSCO:

Title: Building Code Inspector Date: September 24, 2026

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Safety Fire Inspection Report

File No.	Permit No.	Name of Building
26-009306	INS26-003833	Ware State Prison

1. Comment - Follow Up Inspection conducted at above facility on September 24, 2026. Georgia State Fire Marshal's Office (GASFMO) Building Code Inspector James Holbrook met with Georgia Department of Corrections (GDC) Warden James C. Spann and Fire Chief Reynold Spradley. During the meeting both the Warden and Fire Chief stated that nothing has been changed on the doors, nor have the barrel bolts been removed. Warden Spann stated that any plan of correction will be produced by the facilities department of the GDC. He stated that an inspection by the facilities department was completed on September 18, 2026. Chief Spradley forward the last life safety inspection report completed by the GDC to Supervisor M. Williams via email. Warden Spann informed Inspector Holbrook of a news article citing the August 24, 2026, complaint inspection report along with photographs. This information was forward to Supervisor M. Williams and Manager A. Moore. The violation and comments below reflect the accumulation of information from the previous two complaint inspections.
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 the August 24, 2026, 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.