



CITY OF SAINT PAUL

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April 6, 2022

Jarret Harmon
Elbrus Management
7801 BUSH LAKE ROAD SUITE 430
MINNEAPOLIS MN 55439 USA

RE: RE-INSPECTION FIRE CERTIFICATE OF OCCUPANCY WITH DEFICIENCIES
548 MINNEHAHA AVE E
Ref. # 10250

Dear Property Representative:

Your building was re-inspected for the Fire Certificate of Occupancy on March 25, 2022. Approval for occupancy will be granted upon compliance with the following deficiency list. The items on the list must be corrected immediately.

A reinspection will be made on April 18, 2022 at 1:00 PM.

Failure to comply may result in a criminal citation or the revocation of the Fire Certificate of Occupancy. The Saint Paul Legislative Code requires that no building be occupied without a Fire Certificate of Occupancy. The code also provides for the assessment of additional reinspection fees.

DEFICIENCY LIST

1. Interior – Main Floor Unit Kitchen Ceiling - MSFC 703.1, 1106.1 - Provide and maintain fire rated floor and/or ceiling construction with approved materials and methods. **This work requires a permit(s), separate from the one obtained to do the second floor unit.** Call DSI at (651) 266-8989. The minimum rating must be 1 hour.
Discontinue the use of spray foam for building construction, most do not qualify to be used in a commercial rental property. Remove any/all foam used in the course of providing separation between Unit 1 and basement and between Unit 1 and 2-especially in the Unit 2 restroom over kitchen of Unit 1. Only 5/8ths thickness, fire-rated gypsum board may be used to patch floors/ceilings/walls of the units to maintain fire separation between the basement and unit 1 and unit 1 and unit 2. Fire caulking is recommended at seams of these patches. Any caulking will need approval from either the building inspector or the fire safety inspector prior to use. Use of improper material will result in removal of the material and replacement with appropriate caulk. This includes the finishing of the closet ceilings under stairways.

2. Exterior - 3 Storied Fire Escape - MNSFC 1104.16.7 Maintenance. Fire escapes shall be kept clear and unobstructed at all times and shall be maintained in good working order. MSFC 1104.16.5 Materials and Strength. Components of fire escape stairs shall be constructed of noncombustible materials. Fire escape stairs and balconies shall support the dead load plus a live load of not less than 100 pounds per square foot (4.78kN/m²). Fire escape stairs and balconies shall be provided with a top and intermediate handrail on each side. The fire code official is authorized to require testing or other satisfactory evidence that an existing fire escape stair meets the requirements of this section.
Provide documentation from licensed design professional as to the stability and usability of the fire escape from the third floor unit. Provide documentation the fire escape meets the above criteria for use. Any deficiencies will need to be corrected.
3. Exterior - Check All - SPLC 34.09 (4), 34.33 (3) -Provide or repair and maintain the window screen.
Throughout building.
4. Exterior - Wood Trim - SPLC 34.09 (1)(2), 34.33 (1) - Provide and maintain all exterior walls free from holes and deterioration. All wood exterior unprotected surfaces must be painted or protected from the elements and maintained in a professional manner free from chipped or peeling paint.
Painting of trim needed in areas.
5. Interior - Check All - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition.
***Many windows damaged, cracked/broken glass.
Window at stairwell has both top and bottom panes slid to bottom of sill-when replaced, this will require tempered glass at the stairway.***
6. Interior - Check All - MSFC 703.1 - Provide, repair or replace the fire rated door and assembly. The minimum rating must be 20 minutes.
All doors entering a corridor shared by another use or tenant are fire doors. Doors must demonstrate a rating on the door and be fitted with a automatic closer causing the door to close and latch shut. Basement entry, unit 1, 2, and 3 entry doors.

Saint Paul Legislative Code authorizes this inspection and collection of inspection fees. For forms, fee schedule, inspection handouts, or information on some of the violations contained in this report, please visit our web page at: <http://www.stpaul.gov/cofo>

You have the right to appeal these orders to the Legislative Hearing Officer. Applications for appeals may be obtained at the Office of the City Clerk, 310 City Hall, City/County Courthouse, 15 W Kellogg Blvd, Saint Paul MN 55102 Phone: (651-266-8585) and must be filed within 10 days of the date of the original orders.

If you have any questions, email me at Laura.Huseby@ci.stpaul.mn.us or call me at 651-266-8998 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Laura Huseby
Fire Safety Inspector
Ref. # 10250