



August 30, 2022
MATT PIEPKORN
EMPIRE CENTER
23 EMPIRE DRIVE
SAINT PAUL MN 55103

RE: FIRE INSPECTION CODE COMPLIANCE NOTICE
27 EMPIRE DRIVE

Ref # 34816

Dear Property Representative:

A code compliance inspection of your building was conducted on August 11, 2022 to identify which deficiencies that need to be corrected in order for the building to be compliant. The Saint Paul Legislative code requires that no building shall be occupied without a Certificate of Occupancy and a Fire Certificate of Occupancy. Neither of these certificates will be issued unless all work required to be done under permit is inspected and approved by the appropriate inspector. Your Certificate of Occupancy and Fire Certificate of Occupancy will be granted upon demonstration of compliance with the following deficiency list and payment of required fees. A reinspection will be made on February 1, 2013 at 9:30 AM.

YOU WILL BE RESPONSIBLE FOR NOTIFYING TENANTS IF ANY OF THE FOLLOWING LIST OF DEFICIENCIES ARE THEIR RESPONSIBILITY.

DEFICIENCY LIST

1. Fire Safety/ General Building - 1st Floor Office - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls and floors in an approved manner.-Repair wall with mold/moisture damaged drywall and flooring in water damaged room near center of east office area.
2. Fire Safety/ General Building - All Mezzanines - SPLC 34.10 (3), 34.34(2) - Every stairway, porch, balcony, or deck shall have guardrails.-Provide approved guardrail for sides of all mezzanine storage areas.

3. Fire Safety/ General Building - All Mezzanines - SPLC 34.10 (3), 34.34(2) - Provide an approved handrail. Every required handrail and guard shall be firmly fastened and capable of supporting imposed loads and shall be maintained in a professional state of maintenance and repair and in accordance with the building code in effect at the time of construction or as altered/modified under an approved building permit.
4. Fire Safety/ General Building - All Mezzanines - SPLC 34.10 (3), 34.34(2) - Repair or replace the unsafe stairway in an approved manner.-Provide approved permanently installed stairway in place of the movable stairway on one of the mezzanines or discontinue use of this area.
5. Fire Safety/ General Building - All Mezzanines - SPLC 34.10 (2), 34.34(1) - Repair and maintain the damaged structural member. This repair may require a building permit, call DSI at (651) 266-8989.-Repair damaged flooring on mezzanines, ensure floor support meets building code requirements for the supported loads, no load rating posted at mezzanines.
6. Fire Safety/ General Building - East Office - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner.-Replace missing ceiling tiles.
7. Fire Safety/ General Building - East Office Telephone/Electrical Room - MSFC 509.1 - Provide ELECTRICAL ROOM sign on door.
8. Fire Safety/ General Building - Emergency Exit Signs - MSFC 1104.3.5, 1013.3 - Provide and maintain approved external or internal lighting of the exit sign.-
9. Fire Safety/ General Building - Emergency Exit Signs - MSFC 1013.6.3 - Provide and maintain at least 90 minutes of illumination to the exit signs in case of primary power loss.-
10. Fire Safety/ General Building - Emergency Lighting - MSFC 1104.5.3, 1008.3.5 - Provide and maintain an approved emergency lighting system.
11. Fire Safety/ General Building - Exterior - SPLC 34.09 (1)(2)(a), 34.33 (1)(b) - 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.-Repair damaged wood and peeling paint on exterior soffit and fascia.
12. Fire Safety/ General Building - Exterior - SPLC 34.09 (3), 34.33(2) - Repair or replace the unsafe stairways, porch, decks or railings in an approved manner.-Repair uneven concrete surface at top landing of front exterior stairway.

13. Fire Safety/ General Building - Exterior - SPLC 34.09 (4) a, 34.33 (3) a - Repair and maintain the window glass. Windows shall be fully supplied with window panes which are without open cracks or holes.

14. Fire Safety/ General Building - Front Exit - MSFC 1010.1.9 - Remove unapproved locks from the exit doors. The door must be openable from the inside without the use of keys or special knowledge or effort.-Remove magnetic locks or maintain installation in an approved manner to comply with all code requirements for access control egress hardware.

15. Fire Safety/ General Building - Lighting - MSFC 1008, SPLC 34.14 (2)d, SPLC 34.35 (5b) - Provide and maintain illumination in all portions of the exit system.-Maintain light fixtures in functioning condition to illuminate exit paths.

16. Fire Safety/ General Building - Storage - MSFC 311.3 - Removal of combustibles. - Persons owning, or in charge or control of, a vacant building or portion thereof, shall remove therefrom all accumulations of combustible materials, flammable or combustible waste or rubbish and shall securely lock or otherwise secure doors, windows and other openings to prevent entry by unauthorized persons. The premises shall be maintained clear of waste or hazardous materials.-Remove storage of combustibles and hazardous materials until the building has been approved for re-occupancy.

17. Fire Safety/ General Building - Storage - MSFC 311.4 - Removal of hazardous materials - Persons owning or having charge or control of a vacant building containing hazardous materials regulated by Chapter 50 shall comply with the facility closure requirements of Section 5001.6.

18. Fire Safety/ General Building - Structural - SPLC 34.10 (2), 34.34(1) - Repair and maintain the damaged structural member. This repair may require a building permit, call DSI at (651) 266-8989.-Repair or replace the damaged roof trusses as described in your structural engineers inspection report. In addition to the required permits, all work must be done in accordance with the Heritage Preservation Commission's Requirements. All temporary shoring and repairs must be completed in an approved manner meeting building code requirements for a permanent repair.

19. Fire Safety/ General Building - MSFC 901.6 - Provide required annual maintenance of the fire extinguishers by a qualified person and tag the fire extinguishers with the date of service.

20. Fire Safety/ General Building - MSFC 906.1, MN Stat. 299F.361 - Provide approved fire extinguishers in accordance with the following types, sizes and locations.-Provide minimum 2A10BC fire extinguishers spaced not more than 75 feet travel distance from any point in the building to an extinguisher. They must be permanently mounted between 3 and 5 feet high in readily visible and easily accessible locations.

For an explanation or information on some of the violations contained in this report, please visit our web page at: <http://www.ci.stpaul.mn.us/index.aspx?NID=211>

You have the right to appeal these orders to the Legislative Hearing Officer. Applications for appeals may be obtained at the City Clerks Office, Room 310 - City Hall (651-266-8688), 15 Kellogg Boulevard West, and must be filed within 10 days of the date of the original orders.

Ref. # 34816