



CITY OF SAINT PAUL

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February 15, 2019

Stavros Haidos  
13316 S Commercial Ave  
Chicago IL 60633-1408

RE: FIRE INSPECTION CODE COMPLIANCE NOTICE  
975 REANEY AVE

Ref # 14809

Dear Property Representative:

A code compliance inspection of your building was conducted on January 24, 2019 to identify 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 or after March 18, 2019.

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

#### DEFICIENCY LIST

1. 3rd Floor - MBC Sect. 1300.0120 Subpart 1,7 &14 - 3rd floor wall and ceiling covering and insulation to be removed, work done without permits and inspections. All work in this area requires plans, permits and inspection of work.
2. 975 - Basement - MSFC 705.3 - Incidental Use Areas - Incidental use areas shall be separation from the rest of the building in accordance with this section. This includes shops, laboratories containing hazardous materials, storage rooms exceeding 100 sq ft, laundry rooms exceeding 100 sq ft, and rooms containing heating equipment in excess of 400,000 BTU. - Provide and maintain 1 hour fire separation at basement ceiling or remove storage from the basement.
3. 975 - Basement - MSFC 1010.5, SPLC 34.14 (2) d, SPLC 34.34 (5) b - Provide and maintain illumination in all portions of the exit system.-Repair non-working lighting for basement stairway.

4. 975 - Basement - SPLC 34.10 (3), 34.33(2) - Provide an approved handrail. The top of the handrail must be between 34 and 38 inches above the treads and run the entire length of the stair. - Handrail is too low and doesn't extend fully to top of stairway.
5. 975 - Unit 1 - Entry Door - MSFC 703 - Provide, repair or replace the fire rated door and assembly. The minimum rating must be:-Repair and maintain the door closer, unit fire door must self-close and latch.
6. 975 - Unit 1 - MSFC 1103.8.1 - Smoke Alarms - Smoke Alarms shall be replaced when they fail to respond to operability tests or when they exceed 10 years from the date of manufacture. Alarms shall be replaced with smoke alarms having the same type of power supply.
7. 975 - Unit 2 - 3rd Floor - SPLC 34.10 (3), 34.33(2) - Repair or replace the damaged handrail in an approved manner. - Secure the loose handrail on stairway to 3rd floor.
8. 977 - Basement - Near Furnace - SPLC 34.10 (2), 34.33 - Repair and maintain the damaged structural member. - Repair or sister the joist in an approved manner in area near furnace where joist is over 50 percent notched through.
9. 977 - Basement - Stairway - SPLC 34.10 (3), 34.33(2) - Repair or replace the damaged guardrail in an approved manner. - Properly secure the loose guardrail.
10. 977 - Basement - MSFC 705.3 - Incidental Use Areas - Incidental use areas shall be separation from the rest of the building in accordance with this section. This includes shops, laboratories containing hazardous materials, storage rooms exceeding 100 sq ft, laundry rooms exceeding 100 sq ft, and rooms containing heating equipment in excess of 400,000 BTU. - Provide and maintain 1 hour fire separation at basement ceiling or remove storage from the basement.
11. 977 - Basement - MSFC 705.3 - Incidental Use Areas - Incidental use areas shall be separation from the rest of the building in accordance with this section. This includes shops, laboratories containing hazardous materials, storage rooms exceeding 100 sq ft, laundry rooms exceeding 100 sq ft, and rooms containing heating equipment in excess of 400,000 BTU. - Provide and maintain 1 hour fire separation at basement ceiling or remove storage from the basement.
12. 977 - Unit 1 - CO Alarm - MN State Statute 299F.50 Immediately provide and maintain an approved Carbon Monoxide Alarm in a location within ten (10) feet of each sleeping area. Installation shall be in accordance with manufacturers instructions.
13. 977 - Unit 1 - Ceiling - MSFC 703 - Repair and maintain the required fire resistive construction with approved materials and methods. - Repair damaged and open area of the ceiling in an approved manner in order to maintain 1 hour fire separation between residential units.
14. 977 - Unit 1 - Entry Door - MSFC 703 - Provide, repair or replace the fire rated door and assembly.-Repair and maintain the door closer, unit fire door must self-close and latch.

15. 977 - Unit 1 - Smoke Alarms - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.
16. 977 - Unit 1 - Throughout - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the ceiling and walls in an approved manner. Replace fire damaged ceiling and walls in kitchen of 1st. floor east unit. Framing ok.
17. 977 - Unit 1 - Throughout - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the cabinets in an approved manner.
18. BUILDING - REMOVE FIRE DAMAGED MATERIALS - SPLC 34.03 (1) b&c  
Remove covering from walls where fire damaged materials were at inspection 2 years ago at rear of building (from fire in kitchen in 1st floor east side kitchen).-
19. BUILDING - REPAIR OR REPLACE DOORS AND WINDOWS - SPLC 34.3 (3)a  
Repair or replace all damaged doors and windows.-
20. BUILDING - REPAIR WINDOWS AND JAMBS - SPLC 34.3 (3)a -Repair basement windows and jambs.-
21. BUILDING EXTERIOR - REPAIR FRONT DOOR - splc 34.03 (3)a Repair or replace front door.-
22. BUILDING EXTERIOR - REPLACE STEPS - SPLC 34.03 (2) 2 Replace steps at north east corner of building.-
23. BUILDING INTERIOR - REMOVE FIRE DAMAGE - SPLC 34.34 (6) Remove drywall from ceiling and walls to check for fire damage and insulation where fire damaged ceiling and walls in kitchen of 1st floor east unit inspection 2 years ago.-
24. BUILDING INTERIOR - REMOVE WORK DONE WITHOUT PERMITS - MBC 1300.0120, 1,7&14 3rd floor wall and ceiling covering and insulation to be removed, work done without permits and inspections. All requires plans, permits and inspection of work.-
25. ELECTRICAL - CHECK POLARITY THROUGHOUT - MSFC 605.1 Throughout.  
Check all receptacles for proper polarity (including 2-prong) and verify ground on 3-prong receptacles. Ensure all GFCI receptacles are functioning properly. Rewire and/or replace receptacles that are improperly wired or not functioning properly to current NEC.-

26. ELECTRICAL - INSTALL BOX EXTENSIONS - NEC 314.20 -Location. Install box extensions on devices mounted in wood paneling where boxes are not flush with combustible material.-
27. ELECTRICAL - PROPERLY WIRE SUBPANELS - MSFC 605.1 -Subpanels. Ensure all subpanels are properly wired as subpanels.-
28. ELECTRICAL - REPLACE BROKEN FIXTURES - MSFC 605.1 -Throughout. Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaires (light fixtures), switches, covers and pates to current code.-
29. ELECTRICAL - REPLACE CIRCUIT BREAKERS - NEC 110.3(B) Service Subpanels. Replace circuit breakers in electrical panels that are not listed for that manufacturer's panelboard with proper breakers. Article 110.3(B).-
30. ELECTRICAL - VERIFY AMPERAGE/WIRE SIZE - NEC 240.4 -Service Subpanels. Verify that fuse/circuit breakers amperage matches wire size in panels. Replace improperly sized overcurrent devices. Article 240.4 NEC.-
31. ELECTRICAL - CORRECT CLOSET LIGHT - MSFC 605.1 -977 Upper Unit. Remove or relocate the closet light to current NEC.-
32. ELECTRICAL - ENSURE WORKING ORDER OF ALL RECEPTACLES/LUMINAIRES - MSFC 605.1 -No power at time of inspection. Test all receptacles and ensure all luminaires are working properly when power is restored.-
33. ELECTRICAL - PROPERLY WIRE APPLIANCES - MSFC 605.1 -All Units. Properly wire dishwasher/disposal to current NEC.-
34. ELECTRICAL - PROVERLY WIRE MICROWAVE/HOOD FANS - MSFC 605/1 -All Units. Properly wire microwave/hood fan above range to current NEC.-
35. ELECTRICAL - PROVIDE CIRCUIT DIRECTORY - NEC 408.4 -Service Subpanels. Provide a complete circuit directory at the electrical panels indicating location and use of all circuits.-
36. ELECTRICAL - PROVIDE PANEL CLEARANCE - MSFC 605.1 -975 Upper Unit. Provide proper electrical panel clearance to current NEC.-

37. ELECTRICAL - REPAIR SERVICE GROUND - MSFC 605.1 -Basement. Repair the electrical service grounding conductor to the metallic water piping system. Install a conductor sized to Table 250.66 (NEC) from the electrical service to within 5 feet of the entrance point of the water service, and bond around the water meter, Article 250, NEC.-
38. ELECTRICAL - REPLACE REQUIRED RECEPTACLES - MSVC 605.1 -977 Upper Unit. Re-install receptacles that were removed, but required by code to current NEC.-
39. ELECTRICAL - REWIRE FIRE DAMAGED UNIT - MSFC 605.1 -977 Lower Unit. Remove and/or rewire all illegal, improper or hazardous wiring due to fire damage to current NEC.-
40. ELECTRICAL - SEAL OPENINGS IN JUNCTION BOXES/PANELS - MSFC 605.6, NEC 110.12(A) -Basement. Provide all openings in junction boxes to be sealed.-Close openings in service panel/junction boxes with knockout seals, breaker blanks, proper cable clamps, and/or junction box covers.
41. ELECTRICAL - STRAP AND SUPPORT CABLES - NEC 300.11 -977 Basement/Exterior. Provide for all raceways, boxes, cabinets, and fittings to be securely fastened in place.-Properly strap and support cables and/or conduits to current NEC.
42. Exterior - Doors - SPLC 34.09 (3), 34.33 (3) - Repair and maintain the door in good condition. - Repair or replace the boarded door at northeast entry. Repair damaged front entry doors with broken glass.
43. Exterior - Foundation - SPLC 34.09 (1) a, 34.32 (1) a - Provide and maintain foundation elements to adequately support this building at all points. - Tuckpoint the foundation as necessary where deteriorated.
44. Exterior - Keybox - MSFC 506.2 - Call Fire Department communication center at (651) 266-7702 to make arrangements to have the keybox opened when you have the correct keys on site. Fire keybox should contain the common area entry door keys.
45. Exterior - Rear - SPLC 34.03 (1) b, c - Replace fire damaged materials at rear of building (from fire in kitchen in 1st. floor east side kitchen).
46. Exterior - Stairways - SPLC 34.09 (2), 34.32(2) - Repair or replace the unsafe stairways, porch, decks or railings in an approved manner. - Repair the stairway at northeast entry in an approved manner. Repair loose guardrail and broken handrail at rear stairway.

47. Exterior - Windows - SPLC 34.09 (3), 34.03 a - Repair and maintain the window in good condition.-Repair or replace the boarded and damaged windows. Repair basement windows and jambs.
48. Exterior - Windows - SPLC 34.09 (3), 34.33 (3) -Provide or repair and maintain the window screen. - Repair or replace window screens where damaged/ missing on all openable windows.
49. Exterior - SPLC 34.09 (1) b,c, 34.33 (1) b, c - 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.
50. Exterior - SPLC 34.08 (3) - Provide and maintain suitable ground cover on all exterior areas to control erosion.
51. FIRE INSPECTION - MAINTAIN EXTERIOR SURFACES - 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.-
52. FIRE INSPECTION - MAINTAIN FOUNDATION - SPLC 34.09(1)Aa 34.32(1)a - Provide and maintain foundation elements to adequately support this building at all points.-Tuck-point the foundation as necessary where deteriorated.
53. FIRE INSPECTION - PROVIDE CO2 ALARMS - MN State Statute 299F.50  
Immediately provide and maintain an approved Carbon Monoxide Alarm in a location within ten (10) feet of each sleeping area. Installation shall be in accordance with manufacturers instructions.-
54. FIRE INSPECTION - PROVIDE FIRE EXTINGUISHERS - MSFC 906.1, MN Stat. 299F.361 -Provide approved fire extinguishers in accordance with the following types, sizes and locations.-Provide a minimum 1A10BC fire extinguisher within each apartment unit or a minimum 2A10BC fire extinguisher not more than 50 feet travel distance from each apartment entrance. They must be permanently mounted between 3 and 5 feet high and in a readily visible and easily accessible locations.
55. FIRE INSPECTION - PROVIDE KEYS FOR KEYBOX - MSFC 506.1 - When you have the correct keys available, call Fire Department Communication Center at (651) 266-7702 to make arrangements to have the keybox opened.-
56. FIRE INSPECTION - PROVIDE SMOKE ALARMS - MN Stat. 299F.362 -  
Immediately provide and maintain a smoke detector located outside each sleeping area.-

57. FIRE INSPECTION - REPAIR 3RD FLOOR HANDRAIL - SPLC 34.10(3), 34.33(2) - Repair or replace the damaged handrail in an approved manner.-Secure the loose handrail on the stairway to the 3rd floor.

58. FIRE INSPECTION - REPAIR GUARDRAIL - SPLC 34.10(3), 34.33(2) -Repair or replace the damaged guardrail in an approved manner.-Properly secure the loose basement stairway guardrail.

59. FIRE INSPECTION - REPAIR UNSAFE GUARDRAILS/HANDRAILS - SPLC 34.09(2); 34.32(2) -Repair or replace the unsafe stairways, porch, decks or railing in an approved manner.-Repair the stairway at the northeast entry in an approved manner. Repair loose guardrails and broken handrails at the rear stairway.

60. FIRE INSPECTION - SMOKE ALARMS - MSFC 1103.8.1 -Smoke alarms shall be replaced when they fail to respond to operability tests or when they exceed 10 years from the date of manufacture. Alarms shall be replaced with smoke alarms having the same type of power supply.-

61. FIRE INSPECTION -BASEMENT - INCIDENTAL USE AREAS - MSFC 705.3 - Incidental Use Areas. Incidental use areas shall be separated from the rest of the building in accordance with this section. This includes shops, laboratories containing hazardous materials, storage rooms exceeding 100SF, laundry rooms exceeding 100SF, and rooms containing heating equipment in excess fo 400,000BTU.-Provide and maintain 1 hour fire separation at the basement ceiling or remove storage from the basement.

62. FIRE INSPECTION -BASEMENT - PROVIDE APPROVED HANDRAIL - SPLC 23.10(3), 34.33(2) -The top of the handrail must be between 34 and 38 inches above the treads and run the entire length of the stair.-The handrail is too low and does not extend fully to the top of the stairway.

63. FIRE INSPECTION -NEAR FURNACE - REPAIR DAMAGED STRUCTURAL MEMBER - SPCL34.10(2), 34.33 -Repair and maintain the damaged structural member.-Repair or sister the joist in an approved manner near the furnace where the joist is over 50% notched.

64. FIRE INSPECTION -UNIT 1 - ENTRY DOOR - MSFC 703 -Provide, repair or replace the fire rated door and assembly. Repair and maintain the door closer, unit fire door must self-close and latch.-

65. MECHANICAL - BATHROOM VENTILATION REQUIRED - SPLC 34.14(1) MRC 4303.3- Provide and maintain light and ventilation in all habitable rooms in accordance with the Saint Paul Legislative Code.-Bathroom ventilation is required. Provide a window in the bathrooms with an aggregate glazing area of not less than 3 square feet, one-half of which must be openable or provide a mechanical exhaust system vented to the outside. A Mechanical ventilation permit is required if a Mechanical exhaust system is installed.
66. MECHANICAL - CLEAN WARM AIR DUCTS - MNMC 103 -All supply and return ducts for warm air heating system must be clean before final approval for occupancy. Provide access for inspection of inside of ducts or provide documentation from a licensed duct-cleaning contractor that the duct system has been cleaned.-
67. MECHANICAL - PROVIDE ADEQUATE COMBUSTION AIR - MFGC 304 - Provide approved combustion make up air in compliance with the mechanical code. This work may require a permit(s). Call DSI at (651) 266-8989.-
68. MECHANICAL - PROVIDE HEAT - SPLC 34.11(6) Provide heat in every habitable room and bathrooms with at least one exterior wall.-
69. MECHANICAL - PROVIDE RETURN AIR - MMC 918.6 Provide a means of returning air from every habitable room to the furnace. Return air cannot be taken from closets, bathrooms, toilet rooms, kitchen or mechanical rooms.-
70. MECHANICAL - REPLACE HEATING REGISTERS - MNMC 103 -Repair and/or replace heating registers as necessary.-
71. MECHANICAL - SUPPORT GAS LINES - MFGC -407 Provide support for gas lines to code.-
72. MECHANICAL - VENT DRYER TO CODE - MMC 504.6 - Provide, repair or replace the dryer exhaust duct. Exhaust ducts for domestic clothes dryers shall be constructed of metal and shall have a smooth interior finish. The exhaust duct shall be a minimum nominal size of four inches (102 mm) in diameter and installed in accordance with the mechanical code. This work may require a permit(s). Call DSI at (651) 266-8989.-
73. MECHANICAL - PROVIDE HEATING REPORT - SPLC 34.11 (6), 34.35 (3) - Provide service of heating facility by a licensed contractor which must include a carbon monoxide test. Submit a completed copy of the Saint Paul Fire Marshal's Existing Fuel Burning Equipment Safety Test Report to this office.-Check all controls for proper operation. Check



furnace heat exchanger for leaks; provide documentation from a licensed contractor that the heating unit is safe.

74. MECHANICAL - REPLACE FLUE VENTING - MNFGC 503 -Replace furnace/boiler flue venting to code.-

75. Throughout - Fire Extinguishers - MSFC 906.1, MN Stat. 299F.361 - Provide approved fire extinguishers in accordance with the following types, sizes and locations.-Provide one minimum 1A10BC fire extinguisher within each apartment unit or a minimum 2A10BC not be more than 50' travel distance from each apartment entrance. They must be permanently mounted between 3 and 5 feet high in readily visible and easily accessible locations.

76. SPLC 39.02(c) - Complete and sign the smoke detector affidavit and return it to this office.

#### **Basement**

##### **Water Heater:**

1.  (MPC 507.5) Correct the pressure and temperature relief valve discharge.
2.  (MFGC 503) Install the water heater gas venting to code.
3.  (MFGC 501.12) The water heater venting requires a chimney liner.
4.  (MPC 501) Install the water piping for the water heater to code.
5.  (MPC .0100 Q) The water heater must be fired and in service.

##### **Water Meter:**

1.  (MPC 609.11 & SPRWS Sec. 94.04 (a)) install water meter to a min. 12 and max. 48 inches above floor.
2.  (MPC 609.11) Support the water meter to code.
3.  (MPC 606.2) The service valves must be functional and installed to code.
4.  (SPRWS Sec.94.04 & 94.16 (g)) The water meter must be removed from the pit.

##### **Water Piping:**

1.  (MPC 301.1 (3)) Repair or replace all the corroded, broken, or leaking water piping.
2.  (MPC 610) Replace all the improperly sized water piping.
3.  (MPC 603.5.10) Install a proper backflow assembly or device for the boiler fill water line.
4.  (MPC .0100 P & Q) Provide water piping to all fixtures and appliances.
5.  (SPRWS 93.07) Provide a 1 inch water line to the first major take off.
6.  (MPC 313) Add the appropriate water pipe hangers.

##### **Soil/Waste Piping:**

1.  (MPC 719.1) Install a front sewer clean out.
2.  (MPC 707.4) Install a clean out at the upper terminal at each horizontal drainage pipe.
3.  (MPC .0100 L & M & 708.1) Plug all open piping and properly pitch all piping.
4.  (MPC 313) Install proper pipe supports.
5.  (MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
6.  (MPC .0100 M) Replace all corroded cast iron or steel waste or vent piping

##### **Subsoil Drains & Sump:**

## Basement

### Laundry Tub/Clothes Washer Box/Standpipe:

Sink:

Lavatory:

Toilet:

Tub/Shower:

## First Floor 975 Apt#1

### Laundry Tub/Clothes Washer Box/Standpipe:

1.  (MPC .0100 E & 901) Install a proper fixture vent to code.
2.  (MPC 701) Install the waste piping to code.
3.  (MPC .0100 P & Q & 419.2) Install the water piping to code.

Sink:

1.  (MPC .0100 E & 901) Install a proper fixture vent to code.
2.  (MPC 701) Install the waste piping to code.
3.  (MPC .0100 P & Q & 419.2) Install the water piping to code.
4.  (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
5.  (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
6.  (MPC .0100 B) Provide the proper potable water protection for the faucet spout
7.  (MPC 1014.1.2) The grease interceptor must be serviced.

Lavatory:

1.  (MPC .0100 E & 901) Install a proper fixture vent to code.
2.  (MPC 701) Install the waste piping to code.
3.  (MPC .0100 P & Q & 419.2) Install the water piping to code.

Toilet:

1.  (MPC .0100 E & 901) Install a proper fixture vent to code.
2.  (MPC 701) Install the waste piping to code.
3.  (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.

Tub/Shower:

1.  (MPC .0100 E & 901) Install a proper fixture vent to code.
2.  (MPC 701) Install the waste piping to code.
3.  (MPC 409.4) Install a hot water temperature limiting device, ASSE Standard 1070
4.  (MPC 417.3) Install backflow protection for the hand held shower.
5.  (MPC 401.1 & 409.2) Replace the waste and overflow.
6.  (MPC 409.2) Provide an approved waste stopper.
7.

Gas Piping:

1.  (MFGC 411) Install an approved shut off; connector and gas piping for the range.
2.  (MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
3.  (MFGC 614.1-614.7) Vent clothes dryer to code.

## 975 Apt #2/and 3<sup>rd</sup> floor

### Laundry Tub/Clothes Washer Box/Standpipe:

1.  (MPC .0100 E & 901) Install a proper fixture vent to code.
2.  (MPC 701) Install the waste piping to code.
3.  (MPC .0100 P & Q & 419.2) Install the water piping to code.

Sink:

1.  (MPC .0100 E & 901) Install a proper fixture vent to code.
2.  (MPC 701) Install the waste piping to code.
3.  (MPC .0100 P & Q & 419.2) Install the water piping to code.

Lavatory:

1. \_\_\_ (MPC .0100 E & 901) Install a proper fixture vent to code.
2. \_\_\_ (MPC 701) Install the waste piping to code.
3. \_\_\_ (MPC .0100 P & Q & 419.2) Install the water piping to code.
4. \_\_\_ (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing
5. \_\_\_ (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
6. \_\_\_ (MPC .0100 B) Provide the proper potable water protection for the faucet spout.

**Toilet:**

1. \_\_\_ (MPC .0100 E & 901) Install a proper fixture vent to code.
2. \_\_\_ (MPC 701) Install the waste piping to code.
3. \_\_\_ (MPC .0100 P & Q & 419.2) Install the water piping to code.
4. \_\_\_ (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
5. \_\_\_ (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
6.   x   (MPC 402.6) Install the proper flanged fixture connection on a firm base.

**Tub/Shower:**

1.   x   (MPC .0100 E & 901) Install a proper fixture vent to code.
2.   x   (MPC 701) Install the waste piping to code.
3.   x   (MPC 409.4) Install a hot water temperature limiting device, ASSE Standard 1070
4.   x   (MPC 417.1) Provide a code compliant faucet with the proper air gap.

**Gas Piping:**

1.   x   (MFGC 411) Install an approved shut off; connector and gas piping for the range.
2.   x   (MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
3.   x   (MFGC 614.1-614.7) Vent clothes dryer to code.

**977 Reaney Apt #1**

**Laundry Tub/Clothes Washer Box/Standpipe:**

1.   x   (MPC .0100 E & 901) Install a proper fixture vent to code.
2.   xx   (MPC 701) Install the waste piping to code.
3.   x   (MPC .0100 P & Q & 419.2) Install the water piping to code.

**Sink:**

1.   x   (MPC .0100 E & 901) Install a proper fixture vent to code.
2.   x   (MPC 701) Install the waste piping to code.
3.   x   (MPC .0100 P & Q & 419.2) Install the water piping to code.
4.   x   (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.

**Lavatory:**

1.   x   (MPC .0100 E & 901) Install a proper fixture vent to code.
2.   x   (MPC 701) Install the waste piping to code.
3.   x   (MPC .0100 P & Q & 419.2) Install the water piping to code.
4.   x   (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing
5. .

**Toilet:**

1.   x   (MPC .0100 E & 901) Install a proper fixture vent to code.
2.   x   (MPC 701) Install the waste piping to code.
3.   xx   (MPC .0100 P & Q & 419.2) Install the water piping to code.
4.   x   (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
5.   x   (MPC 402.6) Install the proper flanged fixture connection on a firm base.

**Tub/Shower:**

1.   x   (MPC .0100 E & 901) Install a proper fixture vent to code.
2.   x   (MPC 701) Install the waste piping to code.
3.   x   (MPC .0100 P & Q & 419.2) Install the water piping to code.
4.   x   (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
5.   x   (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
6.   x   (MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1070

Air test all Drain Waste And Vent pipe EXPOSED TO FIRE

**GAS PIPE:**

- 1.  (MFGC 411) Install an approved shut off; connector and gas piping for the range.
- 2.  (MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
- 3.  (MFGC 614.1-614.7) Vent clothes dryer to code.

**977 Reaney Apt#2**

**Laundry Tub/Clothes Washer Box/Standpipe:**

- 1.  (MPC .0100 E & 901) Install a proper fixture vent to code.
- 2.  (MPC 701) Install the waste piping to code.
- 3.  (MPC .0100 P & Q & 419.2) Install the water piping to code.

**Sink:**

**Lavatory:**

- 1.  (MPC .0100 E & 901) Install a proper fixture vent to code.
- 2.  (MPC 701) Install the waste piping to code.
- 3.  (MPC .0100 P & Q & 419.2) Install the water piping to code.
- 4.  (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing
- 5.  (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
- 6.  (MPC .0100 B) Provide the proper potable water protection for the faucet spout.

**Toilet:**

- 1.  (MPC 402.6) Install the proper flanged fixture connection on a firm base.

**Tub/Shower:**

**Gas Piping:**

- 1. .
- 2.  (MFGC 411) Install an approved shut off; connector and gas piping for the range.
- 3.  (MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
- 4.  (MFGC 614.1-614.7) Vent clothes dryer to code.

**Fifth Floor**

- 1.  (

**Exterior**

**Lawn Hydrant(s):**

- 1.  (MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.

**Rain Leader(s):**

**Gas Piping:**

**Piping Vents:**

**General:**

- 1.  (MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.
- 2.  (MN Rules Chapter 1300.0120) Obtain permits and provide tests/inspections for the plumbing performed without permits.
- 3.  (MPC .0101 Subp. 6) Remove unused waste, vent, water, and gas piping to the main and cap/plug to code.
- 4.  (MPC .0100 R, 402.1, 402.5, & 408.6) Provide proper fixture spacing

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.

If you have any questions, email me at [james.perucca@ci.stpaul.mn.us](mailto:james.perucca@ci.stpaul.mn.us) or call me at 651-266-8996 between 7:30 a.m - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

James Perucca  
Fire Inspector  
Ref. # 14809