



December 4, 2023

STAVROS HAIDOS  
6235 PAULINA ST S  
Chicago IL 60633-2217

RE: FIRE INSPECTION CODE COMPLIANCE NOTICE  
975 REANEY AVE

Ref # 14809

Dear Property Representative:

A code compliance inspection of your building was conducted on October 26, 2023, 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.

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

#### DEFICIENCY LIST

1. BUILDING - REPAIR/REPLACE FRAMING MEMBERS - SPLC 34.34 (1) INTERIOR -Any framing members that required repair or do not meet code (where wall and ceiling covering is removed, members that are over-spanned, over-spaced, not being carried properly, door and window openings that are not adequately supported, etc.) are to be reconstructed in an approved manner.
2. BUILDING - ALL WORK UNDER PERMIT - All Building Trades work to be done under a City of Saint Paul Building Permit.

3. BUILDING - ALL WORK UNIT PERMIT - MSBC 1300.022 Sub. 3 - The occupancy group or use division of this building may have changed from that previously approved. Discontinue any unapproved occupancy or use or contact the Building Official at 651-266-8989 with your code analysis and to comply with requirements for approved occupancy. -If the building is to be used for the same purpose, then a Remodeling Permit will be required. If the building is to be used for a different purpose, then a Change in Use Permit will be required. The most recent 2019 Building Permit is expired. A new Building Permit will be necessary. Any Associated Trade Permits will be required as well.
4. BUILDING - ENSURE BULKHEAD WEATH TIGHTNESS - EXTERIOR -Ensure that the bulkheads are weather sealed.
5. BUILDING - INSTALL APPROVED FLOORING - SPLC 34.10 (4) INTERIOR -Install floor covering in bathroom and kitchen that is impervious to water.
6. BUILDING - MAINTAIN OR EXCEED ACCESSIBILITY COMPONENTS - INTERIOR - Maintain all accessibility components to existing conditions or better.
7. BUILDING - PROVIDE 1 HOUR FIRE PARTITION RATING - MSBC 708 INTERIOR - Provide 1 hour fire partition rating for all corridor and shared walls between dwelling units from corridors or other fire rated areas.
8. BUILDING - PROVIDE APPROVED DOORS & HARDWARE - MNSBC 1010 INTERIOR - Provide approved door configuration and hardware.
9. BUILDING - PROVIDE EXIT ILLUMINATION & EMERGENCY POWER - MNSBC 1008 INTERIOR -Provide Means of Egress illumination with appropriate emergency power.
10. BUILDING - PROVIDE FIRE STOP CONSTRUCTION - MSBC 714 INTERIOR -Provide fire stop construction as necessary.
11. BUILDING - PROVIDE FLOOR/CEILING FIRE SEPARATION - MSBC 711 INTERIOR - Provide 1 hour floor/ceiling assemblies that separate dwelling units and/or dwelling units from corridors or other fire rated areas.
12. BUILDING - PROVIDE HANDRAILS AND GUARDRAILS - MNSBC 1014 -Install continuous handrails (34 inches to 38 inches above each nosing) and guardrails (42 inch minimum) at all stairways, and return handrail ends into a newel post or wall.
13. BUILDING - PROVIDE MECHANICAL AREA FIRE SEPARATION - MSBC 509 INTERIOR - Provide 1 hour fire barrier for mechanical areas that have any piece of equipment that is over 400,000 BTU/hr. input, or any other incidental use condition observed.

14. BUILDING - PROVIDE PROPER DWELLING DOORS - MSBC 716.2.3 INTERIOR -Provide 20-minute fire doors with closers that open to the corridor on all dwelling units in the buildings with more than 10 occupants.
15. BUILDING - PROVIDE PROPER FIRE RATED DOORS - MNSBC 716.1 (2) INTERIOR - Provide 90-minute fire doors with closers on all levels and all door locations within the interior exit stairway 4 stories or more and 60 minutes for less than 4 stories.
16. BUILDING - PROVIDE PROPER FIRE RATED SEPARATION - MSBC 713.4 INTERIOR - Provide 2-hour fire rating for interior exit stairways 4 stories or more and 1 hour for less than 4 stories.
17. BUILDING - PROVIDE PROPER INSULATION - ASHRAE 90.1 INTERIOR -Insulation and energy requirements per MN Rules Chapter 1322 or reference Standard ASHRAE 90.1.
18. BUILDING - PROVIDE PROPER INTERIOR FINISHES - MSBC 708 INTERIOR -Provide proper interior finishes.
19. 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).
20. BUILDING - REPAIR OR REPLACE DOORS AND WINDOWS - SPLC 34.3 (3)a Repair or replace all damaged doors and windows.
21. BUILDING - REPAIR WALLS, CEILINGS & FLOORS - SPLC 34.34 (6) INTERIOR -Repair walls, ceiling and floors throughout as necessary.
22. BUILDING - REPAIR WINDOWS AND JAMBS - SPLC 34.3 (3)a -Repair basement windows and jambs.
23. BUILDING - REPAIR/REPLACE SIDING SOFFIT & FASCIA AS NECESSARY - SPLC 34.33 (1)b & MNSBC 1403.1 -EXTERIOR: Repair and replace siding, soffit, and fascia as necessary. Paint or seal any raw unprotected wood that is not decay resistant.
24. BUILDING - REPAIR/REPLACE WINDOWS - SPLC 34.09(3) EXTERIOR ALL LEVELS - Repair or replace a deteriorated window sash, broken glass, sash holders, re-putty, etc. as necessary.
25. BUILDING - REPLACE REAR STEPS - EXTERIOR -Replace steps at the rear of the right elevation with compliant steps and a minimum 3' X 3" landing.

26. BUILDING - SEAL EXTERIOR ON ALL LEVELS - SPLC 34.32 (2) INTERIOR -Provide weather sealed, air sealed, and vermin sealed exterior on all levels.
27. BUILDING - TUCK-POINT AS NECESSARY - SPLC 34.09(1) EXTERIOR -Tuck-point interior/exterior of foundation as necessary.
28. BUILDING - WEATHER SEAL DOORS - SPLC 34.09 (3f) EXTERIOR ALL LEVELS -Weather seal exterior doors, threshold and weather-stripping.
29. BUILDING EXTERIOR - REPAIR FRONT DOOR - SPLC 34.03 (3)a Repair or replace front door.
30. BUILDING EXTERIOR - REPLACE STEPS - SPLC 34.03 (2) 2 Replace steps at northeast corner of building.
31. 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.
32. 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.
33. ELECTRICAL - ALL WORK UNDER PERMIT - All Electrical work must be done by a Minnesota-licensed Electrical Contractor under a city of Saint Paul Electrical Permit.
34. 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.
35. ELECTRICAL - CREATE PLANEL CLEARANCE OR RELOCATE - MSFC 605.3 Unit 2 Laundry Room (975) -Crate proper clearance e in front of the electrical panel or relocate electrical panel to ensure proper working clearance to the current NEC.
36. ELECTRICAL - ENSURE FOR PROPER WIRING - 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 Article 406.4 (D) of the current NEC.

37. 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.
38. ELECTRICAL - PROPERLY WIRE SUBPANELS - MSFC 605.1 -Subpanels. Ensure all subpanels are properly wired as subpanels.
39. ELECTRICAL - PROVIDE NEC COMPLIANT RECEPTACLES - MSFC 605.1 Throughout -All newly replaced receptacles must meet the AFCI, GFCI, and tamper-resistant requirements of NEC 406.4 (D) of the current NEC.
40. ELECTRICAL - REPAIR/REPLACE BROKEN ELECTRICAL FIXTURES - MSFC 605.1 Throughout -Repair or replace all broken, painted-over, corroded, missing or loose receptacles, smoke detectors, luminaires (light fixtures), switches, covers and plates to Article 406.4 (D) & Article 410 of the current NEC.
41. 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.
42. 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).
43. 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.
44. ELECTRICAL - CORRECT CLOSET LIGHT - MSFC 605.1 -977 Upper Unit. Remove or relocate the closet light to current NEC.
45. 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.
46. ELECTRICAL - PROPERLY WIRE APPLIANCES - MSFC 605.1 -All Units. Properly wire dishwasher/disposal to current NEC.
47. ELECTRICAL - PROVERLY WIRE MICROWAVE/HOOD FANS - MSFC 605/1 -All Units. Properly wire microwave/hood fan above range to current NEC.
48. 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.

49. ELECTRICAL - PROVIDE PANEL CLEARANCE - MSFC 605.1 -975 Upper Unit. Provide proper electrical panel clearance to current NEC.
50. 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.
51. ELECTRICAL - REPLACE REQUIRED RECEPTACLES - MSVC 605.1 -977 Upper Unit. Re-install receptacles that were removed but required by code to current NEC.
52. 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.
53. 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.
54. 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.
55. FIRE ALARMS - SUBMIT PLANS FOR REVIEW/INSTALL UNDER PERMIT - MSFC 1103.7 - Provide an approved fire alarm system. This work may require a permit(s). Call DSI at (651) 266-8989.-In Group R-2 requirements for Existing Buildings, a fire alarm system shall be installed in accordance with Sections 1103.7.5 through 1103.7.5.3 in existing Group R-2 occupancies where 1) Any sleeping unit or dwelling unit is located two or more stories above the story containing the lowest level of exit discharge; 2) Any sleeping unit or dwelling unit is located more than one story below the highest level of exit discharge of exits serving the dwelling units.
56. 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.
57. 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.

58. 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 manufacturer's instructions.
59. 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.
60. 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 key box opened.
61. FIRE INSPECTION - PROVIDE SMOKE ALARMS - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.
62. 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.
63. 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.
64. 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.
65. 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.
66. 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 of 400,000BTU. -Provide and maintain 1 hour fire separation at the basement ceiling or remove storage from the basement.

67. 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.
68. 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.
69. 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.
70. FIRE SAFETY - PROVIDE CO ALARMS - MN Stat. 299F.51 -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 manufacturer's instructions.
71. FIRE SAFETY - PROVIDE WORKING SMOKE ALARMS - MN Stat. 299F.362, MSFC 1103.8 -Provide and maintain a smoke alarm located outside each sleeping area.
72. FIRE SAFETY - 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 2A10BC fire extinguisher on each level in common areas including the basement areas. Travel distance shall be no more than 50ft. May provide a minimum 1A10BC fire extinguisher in each kitchen area. Extinguishers must be in readily accessible and easily identifiable locations.
73. 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.
74. 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.
75. MECHANICAL - HEATING REPORT/ORASAT TEST - SPLC 34.11 (6) HEATING REPORT - clean and ORSAT test the furnace/boiler burners. Check all controls for proper operation. Check furnace heat exchangers for leaks; provide documentation from a licensed contractor that the heating units are safe.



76. 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.
77. MECHANICAL - PROVIDE COMBUSTION AIR - MFGC 304 -Provide adequate combustion air and support ducts to code.
78. MECHANICAL - PROVIDE HEAT - SPLC 34.11(6) Provide heat in every habitable room and bathrooms with at least one exterior wall.
79. 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.
80. MECHANICAL - REPLACE HEATING REGISTERS - MNMC 103 -Repair and/or replace heating registers as necessary.
81. MECHANICAL - SUPPORT GAS LINES - MFGC -407 Provide support for gas lines to code.
82. MECHANICAL - SUPPORT GAS LINES TO CODE - MFGC 407 -Provide support for gas lines to code.
83. MECHANICAL - VENT CLOTHES DRYERS TO CODE - MFGC 613.1 & MMC 604.1 -Vent clothes dryers to code.
84. 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.
85. MECHANICAL - WORK TO BE DONE UNDER PERMIT - MMC RULES 1300.0120 - Mechanical permits may be required for all Mechanical work.
86. MECHANICAL - PROVIDE DUCT CLEANING DOCUMENTATION - MMC 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.
87. 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.

88. MECHANICAL - REMOVE DISCONNECTED/UNAPPROVED GAS LINES - MMC 103 -Plug, cap and/or remove all disconnected gas lines and unapproved valves.
89. MECHANICAL - REPLACE FLUE VENTING - MNFGC 503 -Replace furnace/boiler flue venting to code.
90. SPLC 39.02(c) - Complete and sign the smoke detector affidavit and return it to this office.

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 Clerk's 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 Safety Inspector  
Ref. # 14809