



CITY OF SAINT PAUL

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October 16, 2024

FLANNERY CONSTRUCTION INC  
1375 ST ANTHONY AVE  
ST PAUL MN 55104-0000

### Temporary Certificate of Occupancy

|   |  |  |                    |
|---|--|--|--------------------|
| <b>Property Address</b>   | 678 SNELLING AVE N                     |  |                    |
| <b>Property Owner</b>   | AFRICAN ECONOMIC DEVELOPMENT SOLUTIONS |  |                    |
| <b>Owner's Address</b>  | 1821 UNIVERSITY AVE W ST PAUL MN 55104 |  |                    |
| <b>Use of Building</b>  | Mall                                   |  |                    |
| <b>Automatic Sprinkler</b>  | Fully Sprinklered-13                   |  |                    |
| <b>Building Permit #</b>  | 23 057896                              | <b>Occupancy Classification</b>  | M, B<br>S2 Parking |
| <b>Construction Type</b>  | V-B                                    | <b>Applicable Building Code</b>  | 2020 MSBC          |
| <p>If occupancy is restricted, in the box to the right, describe the portion of the building approved for occupancy or any conditions limiting use of the building:</p> |  | <p><b>Conditions:</b><br/> <b>60 days TCO expires 12/16/24. All remaining work to be completed by then.</b></p> <p><b>Items remaining are:</b><br/> <b>1) Roof screening/guardrails</b><br/> <b>2) Bath mirrors 40"</b><br/> <b>3) Roof access sign at door</b><br/> <b>4) Balance report for warm air</b><br/> <b>5) Elec permit corrections</b><br/> <b>6) Plumbing permit</b></p> |                    |

|  |   |
|--|---|
|  | <b>corrections</b><br><b>7) All trade permits approved/closed</b><br><b>8) All public works permits approved/closed</b> |
|--|---|

To Whom It May Concern:

The above described building or portion of building has been inspected and is in compliance with applicable code requirements for the occupancy classification and use listed above.

All commercial/industrial building, all multi-family dwellings of three units or more and all non-owner occupied one and two family dwellings also require a Fire Certificate of Occupancy issued by the DSI-Fire Safety Inspection Division. When required, the Fire Certificate of Occupancy has been issued concurrent with this Building Official's Certificate of Occupancy. Inspections for the required renewal of the Fire Certificate of Occupancy will occur on a schedule established by the Fire Safety Inspection Division.

Sincerely,



Steve J. Ubl  
Building Official