

RLH FCO 19-114



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

310 City Hall, 15 W. Kellogg Blvd.
Saint Paul, Minnesota 55102
Telephone: (651) 266-8585

RECEIVED

OCT 25 2019

CITY CLERK

We need the following to process your appeal:

- \$25 filing fee (non-refundable) (payable to the City of Saint Paul) (if cash: receipt number 950440)
 - Copy of the City-issued orders/letter being appealed
 - Attachments you may wish to include
 - This appeal form completed
 - Walk-In OR Mail-In
- for abatement orders only: Email OR Fax

HEARING DATE & TIME
(provided by Legislative Hearing Office)
Tuesday, Nov. 5, 2019
Time 1:30
Location of Hearing:
Room 330 City Hall/Courthouse

Address Being Appealed:

Number & Street: 1333 Randolph Ave City: St. Paul State: MN Zip: 55130

Appellant/Applicant: Jon Taylor Email jon@tabproperties.com

Phone Numbers: Business 651-227-9963 Residence _____ Cell 651-775-3923

Signature: Jon Taylor Date: 10/24/2019

Name of Owner (if other than Appellant): Tab Properties Inc

Mailing Address if Not Appellant's: 649 Grand Avenue, St. Paul, MN 55105

Phone Numbers: Business 651-227-9963 Residence _____ Cell _____

What Is Being Appealed and Why?

Attachments Are Acceptable

- Vacate Order/Condemnation/Revocation of Fire C of O
- Summary/Vehicle Abatement
- Fire C of O Deficiency List/Correction
- Code Enforcement Correction Notice
- Vacant Building Registration
- Other (Fence Variance, Code Compliance, etc.)

Comments:

Item 1 on the deficiency list condemned one of the sleeping rooms as "unsafe and dangerous" in this apartment. The apartment was originally a three bedroom until about 10 years ago when the city condemned the middle bedroom as unsafe. It passed the certificate of occupancy using two of the three rooms as sleeping areas for the past 10 years. This year another one of the bedroom's is being condemned and it is now only passing as having one safe sleeping room. We would like to appeal.



CITY OF SAINT PAUL

375 Jackson Street, Suite 220
St Paul, Minnesota 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-9124
Web: www.sipaul.gov/dsi

October 17, 2019

TAB PROPERTIES
649 GRAND AVE
ST PAUL MN 55105

RE: RE-INSPECTION FIRE CERTIFICATE OF OCCUPANCY WITH DEFICIENCIES
1333 RANDOLPH AVE

Ref. # 11540

Dear Property Representative:

Your building was re-inspected for the Fire Certificate of Occupancy on October 16, 2019. 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 November 26, 2019 at 2:00 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 - Unit 2- North Room - SPLC 34.23, MSFC 110.1 - This occupancy is condemned as unsafe or dangerous. This occupancy must not be used until re-inspected and approved by this office.
North room with two windows opening into enclosed porch may not be used as a sleeping room.
2. Interior - Unit 2-Middle Room - SPLC 34.23, MSFC 110.1 - This occupancy is condemned as unsafe or dangerous. This occupancy must not be used until re-inspected and approved by this office.
Middle room windows open to a shaft in middle of the building.

3. Interior - Fire Alarm Panel - MSFC 907.8 - Provide required annual maintenance of the fire alarm system by a qualified person and provide written documentation to this office as proof of compliance.
Alarm panel was silenced when reviewed at inspection. No tag for inspection was evident on the alarm panel. Provide a copy of the report for the fire alarm panel and have the panel restored from silence status. Discontinue putting fire alarm in silence status and have it serviced to operate as required.
4. Interior - See Comments - SPLC 34.19 - Provide access to the inspector to all areas of the building.
Copper Dome office area.
5. Interior - Copper Dome Basement - MN Stat 299F.18 - Immediately remove and discontinue excessive accumulation of combustible materials.
10/16/19: Area closest to stairway has been cleared, the farther back in basement is still not walkable due to construction debris and personal items.
Difficult to walk through the basement.
6. Interior - Copper Dome Basement - MSFC 315.3 - Provide and maintain orderly storage of materials.
During inspection, could not see/review the floor-wall intersect in many basement areas. Basement has water coming in which is causing some issues for any storage.
7. Exterior - Back Exit Door with Broken Panic Hardware - SPLC 34.33 (3) - Repair and maintain the door in good condition.
Repair the panic hardware at the back exit door.
8. Exterior - Deck of Residential Units - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.
Light fixture conduit has released from wall and ceiling.
9. Exterior - Trash Area - SPLC 34.16 (2) - Properly dispose all of your garbage in the owner-provided containers.
Trash and grease receptacles need to be cleaned by company. Grease receptacle is leaking grease onto ground and into public way.
10. Interior - Basement of Barber Shop - SPLC 34.08 (1), 34.34 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.
Hole in floor of barber shop leads to basement where hair clippings are left. Clean this up and ensure the hair clippings are disposed of in sanitary manner.
11. Interior - Copper Dome - MSFC 1103.8.1 Replacement of smoke alarms. Single- and multiple station smoke alarms shall be replaced when: They exceed 10 years from the date of manufacture or have no date of manufacture on the unit. Smoke alarms shall be replaced with smoke alarms having the same type of power supply.
Battery operated smoke detectors in dining area are too old to be in service and will need to be replaced. The smoke detectors do not substitute for the fire alarm panel smoke detectors.

12. Interior - Copper Dome - 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 requires a licensed contractor to obtain a permit(s) and call for inspection of the work when complete. Call DSI at (651) 266-8989.
Electric clothes dryer in Unit 2 is vented out a window. No permits exist for any clothes dryer duct installations. Have the contractor verify this duct meets clearance requirements for exhausting the dryer.
Electric clothes dryer in basement will require new ductwork to vent exterior of the building.
13. Interior - Copper Dome Above-Counter Dish Machine - SPLC 34.11 (1), SBC 2902.1, SPLC 34.35 (1), MPC 301.1 - Provide an approved number and type of plumbing fixtures.
Installed with rubber couplings, ensure this equipment is installed properly with fixtures and connections.
14. Interior - Corridor of Copper Dome - MSFC 1104.3, 1011.1 - Provide and maintain approved directional exit signs.
Screen door in corridor leading to back door states: Fire Exit Only on top of door and states: No Exit on side of door. Remove the statement: No Exit from the door.
15. Interior - Exhaust Hood Fire Suppression - MSFC 904.11.6.2 - Provide required six-month service of the hood and duct fire suppression system. Provide documentation from qualified contractor.
Provide a copy of the report on the exhaust hood fire suppression system that has been done in the last 6 months.
16. Interior - Throughout the Building - SPLC 34.10 (1) - Abate and maintain the basement reasonably free from dampness and free of mold and mildew.
Basement of Copper Dome restaurant has water coming in, difficult to see where due to excessive accumulation of combustibles and personal property.
Basement of Schmidty's Barber Shop has standing water in areas.
17. Interior - Unit 2 - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window sash.
West-facing block of windows: middle window sash cords missing.
South-facing block of windows: right-hand window sash cords missing.
18. Interior - Unit 2-South Room - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.
Southern room smoke detector has been painted, replace.
19. Interior/Exterior - Copper Dome Restaurant - MSFC 609.3.3 - Contact a qualified hood and duct cleaning service company to clean and service grease duct vent for commercial cooking equipment. Provide documentation as proof of compliance. Maintain venting system in a clean and sanitary condition.

609.3.3.2 Grease accumulation. If during the inspection it is found that hoods, grease-removal devices, fans, ducts or other appurtenances have an accumulation of grease, such components shall be cleaned.

609.3.3.3 Records. Records for inspections shall state the individual and company performing the inspection, a description of the inspection and when the inspection took place. Records for cleanings shall state the individual and company performing the cleaning and when the cleaning took place. Such records shall be completed after each inspection or cleaning, maintained on the premises for a minimum of three years and be copied to the fire code official upon request.

NFPA 96. Chapter 11.6.2* Hoods, grease removal devices, fans, ducts, and other appurtenances shall be cleaned to remove combustible contaminants prior to surfaces becoming heavily contaminated with grease or oily sludge.

Provide documentation from contractor that the filters, exhaust hood, ductwork, exhaust fan and make-up air filters have been cleaned and serviced to be in good working order. Exhaust fans leaking grease into parking area on east side of building.

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

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. # 11540