



CITY OF SAINT PAUL

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RE: FIRE INSPECTION CODE COMPLIANCE NOTICE

700 MINNEHAHA AVE E

Ref # 122462

Dear Property Representative:

A code compliance inspection of your building was conducted on August 14, 2020 to identify which deficiencies that need to be corrected 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 EXTERIOR - REPAIR SIDING, SOFFIT & FASCIA - SPLC Sect 34.33 (1) b. and MNSBC 1403.1 Repair and replace siding, soffit, and fascia as necessary. -
2. BUILDING INTERIOR - ADD HANDRAILS AT CHANGES IN ELEVATION - MNSBC 1011.11 Add handrails at all changes in elevation. -
3. BUILDING INTERIOR - PROVIDE ADA SINK IN BREAKROOM - An approved ADA sink shall be provided in the break room. -

4. BUILDING INTERIOR - PROVIDE EGRESS LIGHTING AND EXIT HARDWARE - MNSBC 1008.3 Provide emergency egress lighting in proper working order with approved hardware at all posted exits. -
5. BUILDING EXTERIOR - PLACE ADA PARKING SIGNS AS REQUIRED - ADA Parking Signs shall be placed at the correct height from grade. -
6. ELECTRICAL - ALL WORK DONE BY LICENSED CONTRACTOR UNDER PERMIT - All Electrical work must be done by a Minnesota-licensed electrical contractor under a City of Saint Paul Electrical Permit. -
7. ELECTRICAL - CHECK ALL RECEPTACLES FOR PROPER POLARITY/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. -
8. ELECTRICAL - CLOSE OPENINGS IN PANELS/JUNCTION BOXES - MSFC 605.1 & 6 Basement. Close openings in the service panel/junction boxes with knockout seals, breaker blanks, proper cable clamps, and/or junction box covers to Article 110.12(A) of the current NEC. -
9. ELECTRICAL - PROVIDE APPROVED TEMPORARY LIGHTING - MSFC 605.1 Basement & 2nd Floor. Provide protective guards on temporary lighting or replace with approved temporary lighting. -
10. ELECTRICAL - PROVIDE EMERGENCY & EXIT SIGN LIGHTING - MSFC 605.1 Provide additional lighting, including emergency lighting and exit signs, per the Fire Inspector's report. -
11. ELECTRICAL - PROVIDE PANEL CIRCUIT DIRECTORY - MSFC 605.1 Electrical Service Panels. Provide a complete circuit directory at all service panels indicating location and use of all circuit to Article 408.4 of the current NEC. -
12. ELECTRICAL - REPLACE BROKEN RECEPTACLES, DETECTORS, LIGHTS, SWITCHES, PLATES - 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. -

13. FIRE ALARM SYSTEM - PROVIDE PLANS FOR COMPLIANCE OR EXCEPTION - MSFC 907.2.4 - Fire Alarm & Detection Systems, Group F, General. A fire alarm system shall be installed in accordance with Sections 907.2.4 through 907.2.4.2 in Group F occupancies that are two or more stories in height and have an occupant load of 500 or more above or below the lowest level of exit discharge.-Provide detail plans for review which detail the compliance or exception to this code section as it relates to your business model.
14. FIRE SAFETY - ABATE PEELING PAINT - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner. -Remove and abate peeling and/or chipping paint in areas of the ceiling in the basement, first and second floors.
15. FIRE SAFETY - ACCESS TRAVEL DISTANCE - MSFC Exit Access Travel Distance. Exits shall be located so that the maximum length of exit access travel, measured from the most remote point to an approved exterior exit, vertical exit enclosure, horizontal exit, or exit passageway along the natural and unobstructed path of egress travel, does not exceed the distances given in Table 1104.17.4 of the MSFC. In existing buildings, Common Path distances cannot be exceeded on a story allowed to have only one means of egress. -Provide documentation of compliance with travel distance requirements for all occupied areas of the building.
16. FIRE SAFETY - DISCONTINUE USE OF EXTENSION CORDS - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring throughout the building. -
17. FIRE SAFETY - EXIT SIGN ILLUMINATION - MSFC 1104.5, 1011.3 - Provide and maintain approved external or internal lighting of the exit sign. -Ensure all exit signs are illuminated and have a reliable source of emergency power.
18. FIRE SAFETY - NO OCCUPANCY UNTIL INSPECTED & APPROVED - SPLC 40.06 - Uncertified portions of the building must not be occupied until inspected and approved by this office.-For uncertified portions of this building to be occupied, construction plans must be submitted and approved by the City of Saint Paul Department of Safety and Inspections . All work must be done under permit. All work must be inspected and approved prior to occupancy.
19. FIRE SAFETY - PROVIDE EMERGENCY LIGHTING THROUGHOUT EXITING SYSTEM - MSFC 1104.5.3, 1006.3 - Provide and maintain an approved emergency lighting system. -Provide and maintain approved emergency lighting throughout the existing system.

20. FIRE SAFETY - PROVIDE APPROVED HOISTWAY OPENING GUARDS - MSFC 1011.13 Stairway Guards. Guards shall be provided along stairways and landings where required by Section 1015 and shall be constructed in accordance with Section 1015. Guards shall be adequate in strength and attached in accordance with Section 1607.8 of the IBC. -Provide adequate stairway guards at all abandoned hoist way openings connected with the main stairwell.
21. FIRE SAFETY - PROVIDE FIRE EXTINGUISHERS WITHIN EACH 75 FT TRAVEL DISTANCE - MSFC 906.1, MN Stat. 299F.361 - Provide approved fire extinguishers in accordance with the following types, sizes and locations.-Provide a minimum 2A10BC portable fire extinguisher within each 75 feet of travel distance in low and ordinary hazard occupancies. Extinguishers must be mounted on the wall so that the top is no more than fire feet above the floor. Extinguishers must be easily identified as to location and must always be serviced and accessible.
22. FIRE SAFETY - PROVIDE STAIRWAY IDENTIFICATION SIGNS - MSFC 1022.9 - Provide and maintain stairway identification signs. -
23. FIRE SAFETY - REMOVE AXCESSIVE ACCUMULATION OF MATERIALS - MN Stat 299F.18 - Immediately remove and discontinue excessive accumulation of combustible materials. -Remove miscellaneous debris, rubbish, and unused containers in the basement, first floor, and second floor areas.
24. FIRE SAFETY - REMOVE SPLICED ELECTRICAL CORD - MSFC 605.5.3 - Immediately, discontinue use of frayed, deteriorated, damaged or spliced electrical cords. -Remove the spliced electrical cord to the temporary lighting in the stairwell.
25. FIRE SAFETY - REMOVE UNAPPROVED FLAMMABLE LIQUID CONTAINER - MSFC 5704.3.4, SPLC 34.15 (1) - Reduce and maintain the flammable or combustible liquids storage quantity in accordance with this section or other approved storage methods.-Remove unapproved gas can near the compressed gas storage area or provide an NFPA 30 compliant container in an approved location.
26. FIRE SAFETY - REPAIR BASEMENT WALL - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. -Repair the perpendicular crack running the length of the basement east wall. Ensure the wall is structurally sound.
27. FIRE SAFETY - REPAIR STAIRWELL TREADS AND LANDINGS - SPLC 34.10 (3), 34.34(2) - Repair or replace the unsafe stairway in an approved manner. -Repair broken concrete stairwell treads and landings as necessary.

28. FIRE SAFETY - REPLACE MISSING CEILING PANELS - SPLC 34.10 (7), 34.17 (5)
- Repair and maintain the ceiling in an approved manner. -Replace any missing ceiling panels from breakrooms, mechanical rooms or storage areas.
29. FIRE SAFETY - SECURE COMPRESSED GAS CYLINDERS - MSFC 5303.5.3-
Secure the pressurized cylinders to prevent falling caused by contact. -The current means of pressurized cylinder fall protection is in adequate. Securing of compressed gas cylinders shall be by one of the following methods: 1) Securing cylinders to a fixed object with one or more restraints. 2) Securing cylinders on a cart or other mobile device designed for the movement of compressed gas cylinders. 3) Nesting of compressed gas cylinders in areas not open to the public and if dislodged, do not obstruct the required means of egress, 4) Securing compressed gas cylinders to or within a rack, framework, cabinet or similar assembly designed for such use.
30. FIRE SAFETY - SERVICE FIRE EXTINGUISHERS - 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. -Provide annual service to all fire extinguishers within the building.
31. FIRE SAFETY - STAIRWELL DISCHARGE IDENTIFICATION - MSFC 1104.21
Stairway Discharge Identification. A stairway in an exit enclosure that continues below the level of exit discharge shall be arranged and marked to make the direction of egress to a public way readily identifiable. Stairs that continue one-half story beyond the level of exit discharge need not be provided with barriers where the exit discharge is obvious. - Provide an approved barrier gate and approved discharge identification at the exit discharge.
32. FIRE SAFETY - PROVIDE 1-HOUR VERTICAL SHAFT FIRE RATING - MSFC 1103.4 Construction Requirements for Existing Buildings -Vertical Openings. Interior vertical shafts, including stairways, elevator hoist ways, and service and utility shafts, that connect two or more stories of a building, shall be enclosed or protected as specified in Section 1103.4.1 and Table 1103.4 or the MSFC.-Ensure that a minimum 1 hour fire rated protect is in place throughout the stairway/hoist way, or provide automatic sprinkler protection throughout.
33. Interior - SPLC 40.06 The certificate of occupancy is being revoke due to long term non-compliance and multiple code violations; and is currently vacant.-Due to the status of the building being vacant at this time, the building is to remain vacant until all permits are closed and a final inspection made by this department to approve it to be occupied.
34. Interior - MSFC 315.3 - Provide and maintain orderly storage of materials. -The second floor was not to be occupied at this time, there are currently large tanks on this floor, all tanks need to be removed and all other storage materials above the main level floor. To

occupy the upper areas of the building provide a code analysis, architectural drawings and open a building permit. This permit will need to have a final inspection and closed prior to occupying along with a final inspection from this department.

35. MECHANICAL - ALL WORK UNDER PERMIT - MMC RULES 1300.0120
Mechanical Permits are required for all mechanical work. -
36. MECHANICAL - INSTALL GAS SHUTOFF VALVE - MFGC 409.1 Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee. -
37. MECHANICAL - PROVIDE BATHROOM VENTILATION - MRC R303.3 Bathroom Ventilation 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 operable or provide a mechanical exhaust system vented to the outside. A Mechanical Ventilation Permit is required if a mechanical exhaust system is installed. -
38. MECHANICAL - PROVIDE CLEARANCE FROM FLUE PIPE - MFGC 501.15.4 Provide adequate clearance from flue vent pipe on furnace/boiler to combustible materials or provide approved shielding according to code. -
39. MECHANICAL - PROVIDE COMBUSTION AIR & SUPPORT DUCT - MFGC 501.15.4 Provide adequate combustion air and support duct to code. -
40. MECHANICAL - PROVIDE HEATING/ORSAT REPORT - SPLC 34.11 (6) Heating Report. Clean and Orsat Test any heating equipment burners. Check all controls for proper operation. Check furnace heat exchanger for leaks; provide documentation from a licensed contractor that the heating unit(s) are safe. -
41. MECHANICAL - REMOVE DISCONNECTED GAS LINES & VALVES - MMC 103 Plug, cap and/or remove all disconnected gas lines and unapproved valves. -
42. MECHANICAL - REPLACE FLUE VENTING TO CODE - MFGC 503 Replace heating equipment flue venting to code. -
43. MECHANICAL - PROVIDE HEAT IN HABITABLE ROOMS - SPLC 34.11(6) Provide heat in every habitable room and bathrooms with at least one exterior wall. -

44. PLUMBING - ALL WORK BY LICENSED CONTRACTOR UNDER PERMIT - All Plumbing corrections to the waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Chapter 4714, Minnesota Rules Chapter 326, 4716, 1300, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code, and Saint Paul Regional Water Services Water Code. All plumbing must be done by a plumbing contractor licensed in the State of Minnesota and the City of Saint Paul by a plumber licensed in the State of Minnesota who also possess a City of Saint Paul Competency Card and after obtaining an approved City of Saint Paul Plumbing Permit. -
45. PLUMBING -PIPING VENTS – PROVIDE WATERTIGHT JOINTS - MPC 402.2
Provide a watertight joint between the fixture and the wall or floor. -
46. PLUMBING -PIPING VENTS - REMOVE UNSED PIPING - MPC .0101 Sub. 6
Remove unused waste, vent, water, and gas piping to the main and cap/plug to code. -
47. PLUMBING -WATER HEATER - MUST BE IN SERVICE - MPC .0100 Q The water heater must be fired and in service. -
48. Throughout - SPLC 40 - Uncertified portions of the building must not be occupied until inspected and approved by this office. -Current Certificate of Occupancy is for use of the 1st floor of building only. Any future use of the basement or upper levels of the building for storage or other occupancy will require building department approval. Currently there is an open building permit for occupancy on other floors and is unoccupied. This building will be uncertified to allow time for the completion of the work under permit and cannot be occupied until all work has been completed, permits closed with a final inspection and inspected by this department. If the work is not completed in a timely manner further enforcement action can be taken.

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.

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