



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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February 21, 2014

PMH/BANK OF AMERICA C/O TANGLETOWN REALTY
1705 MARION ST
ROSEVILLE MN 55113

RE: FIRE INSPECTION CODE COMPLIANCE NOTICE
694 GRAND AVE
REGISTERED VACANT BUILDING CATEGORY 2

Ref # 16040

Dear Property Representative:

A code compliance inspection of your building was conducted on February 6, 2014 to identify which deficiencies that will 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

General/ Building/ Fire Safety:

SPLC 33.03 – DSI building permit and other trade permits will be required for this work. Contact DSI at (651)266-8989 to obtain any necessary permits.

Fire Inspector: Mitchell Imbertson - (651)266-8986

Building Inspector: James Seeger - (651)266-9046

1. Building Occupancy/ Zoning - SBC 3405.1, SBC 110.2, SPLC 62.101 -
Occupancy: R-2 (4 Units)
Zoning: RM2
This property was inspected as an existing R-2 occupancy (4 Dwelling Units). The basement is approved as utility/ storage only. Any change from this use or change in number of dwelling units will require DSI building and zoning department approvals.
2. Basement - Asbestos - SPLC 34 - Provide approved abatement of the asbestos material throughout the basement or seal in an approved manner.
3. Basement - Ceiling - MSFC 703, MSFC 705.3, MSBC 720.1(1) - Provide and maintain fire rated floor and/or ceiling construction with approved materials and methods. The minimum rating must be: 1 hour.-
Repair ceiling as necessary and fire-stop openings throughout the basement to maintain fire rating between basement and 1st floor dwelling units.
Install rated ceiling assembly in open areas.
One (1) hour fire separation is required throughout the basement due to current arrangement with tenant storage areas, boiler, and laundry area.
4. Basement - Foundation - SPLC 34.34(6) - Repair and tuck-point interior foundation in an approved manner.
5. Basement - Front Entry Door - MSFC 703 - Provide, repair or replace the fire rated door and assembly. The minimum rating must be: 20 minutes. - Provide approved fire-rated self-closing door at top of stairway leading from front entryway to the basement.
6. Basement - Rear Exit - MSFC 1008.1.8 - Remove unapproved locks from the exit doors. The door must be openable from the inside without the use of keys or special knowledge or effort. - Remove hasp and surface-bolt locks from the rear exterior exit door.
7. Basement - Stairway - MSFC 104.9, 1005.3.2.2 - Remove the storage under the stairs or provide and maintain 1 hour fire resistive construction on the storage side of the stairs.
8. Basement - SPLC 34.10 (5), 34.33 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition. - Clean the dirt/debris throughout the basement areas.
9. Exterior - Drainage - SPLC 34.08 (2) - Provide and maintain the property grade to slope away from the building to minimize the accumulation of water near the building. - Install gutters and downspouts as necessary to provide proper drainage around the structure.
10. Exterior - Keybox - MSFC 506.2 - Provide updated building entry door keys in keybox. Verify proper functioning of the keybox, if difficult to operate, the box must be replaced with a currently approved Knox keybox. Call Fire Department communication center at (651) 224-7371 to make arrangements to have the keybox opened when you have the correct keys on site.

11. Exterior - Rear Stairway - SPLC 34.09 (2) 34.32 (2) - Provide an approved guardrail with intermediate balustrade or rails 4 inches or less apart. - Secure loose rear exterior guardrail in an approved manner.
12. Exterior - Rear Stairway - SPLC 34.09 (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. - Provide approved grasp-able handrail for rear stairway.
13. Exterior - Rear Stairway - SPLC 34.10 (2), 34.33 - Repair and maintain the damaged structural member. Repair the spliced stair support post in an approved manner.
14. Exterior - Rear Storm Doors - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door in good condition. - Repair, replace or remove all damaged exterior rear storm doors.
15. Exterior - Sidewalks - SPLC 34 - Remove the accumulation of snow or ice from the public and private sidewalk abutting this property.
16. Exterior - Walls - SPLC 34.09 (1) b,c, 34.32 (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.-
Scrape and paint as necessary where chipped or peeling throughout all exterior wood surfaces.
Repair and seal damaged areas of soffit, fascia and trim.
Tuck-point deteriorated areas of the brick in an approved manner.
17. Front Entryway - Unit Doors - SPLC 71.01 - Post legible identifying unit numbers/letters on the apartment entry doors.
18. Front Entryway - Unit Doors - MSFC 703, MSBC 715.4 - Provide, repair or replace the fire rated door and assembly. The minimum rating must be: 20 minutes. - Provide approved fire-rated self closing doors at front entry to all units.
19. Front Entryway - SPLC 33.05 - Post the provided Certificate of Occupancy in an approved location.
20. Front Entryway - SPLC 35.01 Post the current owner information including: name, address, phone number in an approved location.
21. Throughout - All Units - Fire Stopping - MSFC 703 - Repair and maintain the required fire resistive construction with approved materials and methods. - Seal and fire-stop as necessary around openings where pipes and wires pass through the floor assemblies.
22. Throughout - All Units - Smoke Detectors - MSFC 907.2.10.1.2 - Smoke Alarms - Single or multiple-station smoke alarms shall be installed or maintained in the following locations - On ceiling/wall outside of each sleeping area in the immediate vicinity of bedrooms, in each room used for sleeping purposes, and in each story within a dwelling unit including basements. -

Provide/maintain battery operated smoke detectors inside of each bedroom.
Provide/maintain hard-wired smoke detectors with battery back-up in the common areas outside of sleeping rooms. Replace all low batteries in smoke detectors.
Properly locate all smoke detectors which are located too low on walls, detectors on walls must be between 6 and 12 inches below the ceiling.

23. Throughout - Ceilings - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the ceiling in an approved manner. - Repair damaged areas of the ceilings throughout the building.
24. Throughout - Closets - NEC 410-8 (b) (1) Provide for the incandescent light fixtures in closets to have a completely enclosed lamp.
25. 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.
Provide one minimum 2A10BC fire extinguisher in basement.
They must be permanently mounted between 3 and 5 feet high in readily visible and easily accessible locations
26. Throughout - Windows - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window in good condition.-
All openable windows require a screen, repair/replace where damaged or missing.
Repair all deteriorated window glazing putty.
Replace cracked glass panes.
Repair damaged window frames on exterior of building.
Repair sash hardware and frames so that all openable windows are easily operable and able to hold in the open position without use of prop rods.
All openable windows require locks, replace where missing.
27. Throughout - All Units - Bathrooms - MSBC 2406.3 - Install approved safety glazing for windows over bathtubs.
28. Unit B - Cabinets - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the cabinets in an approved manner.
29. Unit B - Rear Entry - MSFC 1008.1.8 - Remove unapproved locks from the exit doors. The door must be openable from the inside without the use of keys or special knowledge or effort. - Remove surface-bolt lock, remove one of the two door knob/latches.
30. Unit B - Rear Entry - SPLC 34.09 (3) i - Provide and maintain an approved one-inch throw single cylinder deadbolt lock.
31. Unit C - Front Entry - MSFC 1008.1.8 - All door locks must be mounted 34-48 inches high, relocate or remove chain lock which is too low.

Electrical:

Minnesota Electrical Act - All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit. Any open walls or walls opened as part of this project must be wired to the standards of the current NEC.

Electrical Inspector: Steve Reimers – (651)266-9037

32. SPLC 34.14 (2) a, c - Provide a complete circuit directory at service panel indicating location and use of all circuits.
33. MSFC 605.6 - Close openings in service panel/junction boxes with knockout seals, breaker blanks, and/or junction box covers.
34. MSFC 605.1 - Properly strap cables and conduits in basement to current NEC.
35. MSFC 605.5 - Remove all cord wiring that is used as a substitute for permanent wiring. Rewire to current NEC.
36. MSFC 605.1, 605.6 - Repair or replace all broken, missing, or loose light fixtures, switches & outlets, covers, and plates.
37. MSFC 605.1 - Check all outlets for proper polarity and verify ground on 3-prong outlets. Repair or replace to Article 406.4(D) of the current NEC.
38. MSFC 605.1 - Remove and/or rewire all illegal, improper, or hazardous wiring in basement to current NEC.
39. MSFC 605.1 - Replace all painted-over receptacles to Article 406.4(D) of the current NEC.
40. NEC 110.26, NEC 404.8(a) - Move electrical panels in units to meet height and clearance requirements for breakers and panels in articles 110.26, and 404.8(A) of the current NEC.

Mechanical:

MN Rules 1300.0120 - Mechanical permits are required for this work. All work must be completed by a licensed contractor.

Mechanical Inspector: Kevin Chapdelaine – (651)266-9042

41. Basement - Boiler - SPLC 34.11 (6) - Clean and Orsat test boiler burner. Check all controls for proper operation. Provide documentation from a licensed contractor that the heating unit is safe.

42. Basement - MNFGC 501.12 - Connect boiler and water heater venting into chimney liner.
43. Basement - Dryer - MNFGC - 613.1, MNMC 604.1 - Vent clothes dryer to code.
44. Basement – Combustion Air - MNFGC - 304 - Provide adequate combustion air and support duct to code.
45. Throughout – Bathrooms - MNRC R303.3 - 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 exhaust system vented to outside. A mechanical ventilation permit is required if an exhaust system is installed.
Note: All bathrooms have existing windows, no additional ventilation is required if windows are maintained as openable.
46. Throughout – Piping - MNMC 1208.1 - Conduct witnessed pressure test on steam heating system and check for leaks.
47. Throughout – Radiators - MNMC 103 - Repair or replace radiator valves as needed.

Plumbing:

All corrections to waste, vent, water and gas piping shall be as per the Minnesota Plumbing Code Chapter 4715 and Chapter 326, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code and the Saint Paul Regional Water Service Code.

Plumbing Inspector: Troy McManus – (651)266-9053

48. All Units - Gas Piping - MFGC 411 - Install an approved shut off; connector and gas piping for the kitchen ranges.
49. All Units - MPC 2400.4 - Caulk all the fixtures to code
50. Exterior - Lawn Hydrant(s) - MPC 2000 - The lawn hydrant(s) require a backflow assembly or device.
51. Unit A – Bathroom – Sink - MPC 2300 - Install the waste piping to code.
52. Unit A – Bathroom – Toilet - MPC 0870 - Reset the toilet on a firm base.
53. Unit A – Bathroom – Tub/Shower - MPC 1380.5 - Install an anti-scald control device, ASSE Standard 1016.
54. Unit A – Bathroom – Tub/Shower - MPC 1240 - Replace the waste and overflow.
55. Unit B – Bathroom - Toilet - MPC 0870 - Reset the toilet on a firm base.
56. Unit B – Bathroom - Tub/Shower - MPC 2300 - Install the waste piping to code.

57. Unit B – Bathroom - Tub/Shower - MPC 1380.5 - Install an anti-scald control device, ASSE Standard 1016.
58. Unit B – Bathroom - Tub/Shower - MPC 2000(B) - Install a vacuum breaker for the hand held shower.
59. Unit B – Bathroom - Tub/Shower - MPC 1240 - Replace the waste and overflow.
60. Unit B – Bathroom - Tub/Shower - MPC 1240 - Provide an approved stopper.
61. Unit C – Bathroom - Toilet - MPC 0870 - Reset the toilet on a firm base.
62. Unit C – Bathroom - Tub/Shower - 1380.5 - Install an anti-scald control device, ASSE Standard 1016.
63. Unit C – Bathroom - Tub/Shower - MPC 1240 - Replace the waste and overflow.
64. Unit D – Bathroom –Toilet - MPC 0870 - Reset the toilet on a firm base.
65. Unit D – Bathroom - Tub/Shower - MPC 1380 Subp.5) Install an anti-scald control device, ASSE Standard 1016.
66. Unit D – Bathroom - Tub/Shower - MPC 1240) Replace the waste and overflow.

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 mitchell.imbertson@ci.stpaul.mn.us or call me at 651-266-8986 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,

Mitchell Imbertson
Fire Inspection
Ref. # 16040