



CITY OF SAINT PAUL

375 Jackson Street, Suite 220

Telephone: 651-266-8989

Saint Paul, Minnesota 55101-1806

Facsimile: 651-266-8951

November 20, 2018

ALISON KIRWIN
FUN BLACK CAT PROPERTIES
1025 105TH ST W
INVER GROVE HEIGHTS MN 55077 USA

RE: FIRE INSPECTION CODE COMPLIANCE NOTICE
433 ROBERT ST S

Ref # 11929

Dear Property Representative:

A code compliance inspection of your building was conducted on November 19, 2018 to identify 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. A reinspection will be made on or after December 19, 2018.

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

DEFICIENCY LIST

1. 433 FORMER RESTAURANT - EXTERIOR DRIVEWAY - SPLC 34.08 (7) - All parking spaces shall be paved with asphalt, concrete, or durable dustless surfacing. Before any existing spaces may be paved, site plan approval must be obtained as specified in the St. Paul Zoning Code. Contact DSI Zoning at 651-266-8989.-The driveway appears to be constructed of gravel; however, it is overgrown with weeds/vegetation. Maintain the driveway free of weeds and with a fresh coat of gravel or provide a durable, dustless surface constructed of asphalt, concrete, or similar material.

2. 433 FORMER RESTAURANT - ALL EXTERIOR WALLS - 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. -Replace all damaged/deteriorated fascia/soffits in an approved manner. Maintain all exterior surfaces and protect against elements of the weather in a good state of repair.
3. 433 FORMER RESTAURANT - CEILINGS - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner. -Replace all missing ceiling and/or ceiling tiles throughout the building.
4. 433 FORMER RESTAURANT - COVER PLATES - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes were missing. -Provide electrical cover plates to all outlets, switches and junction boxes were missing throughout the building.
5. 433 FORMER RESTAURANT - KITCHEN GAS SUPPLY - MMC 2103 - All equipment, appurtenances, devices, and piping must be installed in a workmanlike manner. -The kitchen cooking equipment has been removed. Contact a licensed contractor to cap/plug unused gas lines.
6. 433 FORMER RESTAURANT - REMOVE UNAPPROVED LOCKS - MSFC 1008.1.9.3 - 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 slide bolt lock from kitchen door. Provide panic hardware where required.
7. 433 FORMER RESTAURANT - REPAIR KITCHEN HOOD SYSTEM - MSFC 904.11 - The existing hood and duct suppression system is not approved to protect the hazard. Replace the existing hood and duct fire suppression system with a UL 300 listed fire suppression system, or equivalent. All work must be done under a permit. Call DSI at (651) 266-8989.-
8. 433 FORMER RESTAURANT - REPAIR/REPLACE LIGHT FIXTURES - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.-1) The exterior light fixture and conduit has become detached from the building causing the light fixture to hang from the wires above the entrance door. 2) Interior light fixtures have been removed leaving exposed wires. Contact a licensed electrical contractor to re-secure and/or replace light fixtures and conduit in an approved manner.

9. 433 FORMER RESTAURANT - SANITATION - SPLC 34.08 (1), 34.34 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition. -Provide and maintain the interior in a clean and sanitary condition throughout the building.
10. 433/435 BUILDINGS - PROVIDE 2A10BC 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 extinguishers within 75 feet of travel distance in the former restaurant and storage building.
11. 435 STORAGE - MAINTAIN EXTERIOR WALLS - 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. -
12. 435 STORAGE - MAINTAIN INTERIOR WALLS - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. -Repair holes and openings in interior walls. Maintain peeling/chipped painted surfaces throughout the interior of the building.
13. Building - Gutters / Downspouts - SPLC 34.12 (2), SPLC 34.36 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition to properly and safely perform their intended function in accordance with the provisions of the applicable code. -Repair/replace all missing, detached, damaged gutters and downspouts.
14. EXTERIOR BUILDING - REPAIR/REPLACE WINDOWS - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window glass. -There are several windows that have been boarded-up with plywood/OSB board. Remove the plywood/OSB and repair/replace/maintain the window glass in an approved manner.
25. EXTERIOR PROPERTY - REMOVE EXTERIOR DEBRI - SPLC 34.08 (1), 34.32 (1) - All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces.

Plumbing Code Compliance

433 Basement

26. Water Heater:

(MPC 2210 Subp.4) Correct the pressure and temperature relief valve discharge.

(MFGC 501.12) The water heater venting requires a chimney liner.

(MPC 2180) The water heater must be fired and in service.

27. Water Meter:

(SPWS Sec.88.10) Repair the water meter.

(MPC 1800 Subp.3, 4) The service valves must be functional and installed to code.

28. Water Piping:

(MPC 1720) Repair or replace all the corroded, broken, or leaking water piping.
(SPRWS Water Code) Provide a 1inch water line to the first major take off.

29. Soil/Waste Piping:

(MPC 1000) Install a front sewer clean out.
(MPC 2420) Replace all improper connections, transitions, fittings or pipe usage

30. Sink:

(MPC 0200 E & MPC 2500) Install a proper fixture vent to code.
(MPC 2300) Install the waste piping to code.

31. Toilet:

(MPC 0200 O) Repair/replace the fixture that is missing, broken or has parts missing.
(MPC 0870) Reset the toilet on a firm base.

32. Gas Piping:

(MFGC 411) Install an approved shut off; connector and gas piping for the range.

433 First Floor

33. Sink:

(MPC 0200 E & MPC 2500) Install a proper fixture vent to code.
(MPC 2300) Install the waste piping to code.

34. Gas Piping:

(MFGC 411) Install an approved shut off; connector and gas piping for the range.

435 First Floor

35. Sink:

(MPC 0200 E & MPC 2500) Install a proper fixture vent to code.
(MPC 2300) Install the waste piping to code.

36. Gas Piping:

(MFGC 411) Install an approved shut off; connector and gas piping for the range.

All the above corrections to waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Chapter 4715 & Chapter 326, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code, and the Saint Paul Regional Water Code. All plumbing must be done by a plumbing contractor licensed in the State of Minnesota and the City of St. Paul under an approved permit.

Electrical Code Compliance

Address: 433/435 Robert St. S.

37. MSFC 605.1 – Electrical Service - Verify the electrical service grounding electrode conductor is properly installed to the metallic water piping system (Inaccessible). If not, repair to the 2017 NEC.

38. MSFC 605.1 – Electrical Service/Subpanels - Provide a complete circuit directory at service and electrical panels indicating location and use of all circuit to Article 408.4 of the current NEC.

39. MSFC 605.1 – Electrical Service/Subpanels - Verify that circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices to Article 240.4 of the current NEC.

40. MSFC 605.1 – Throughout - Close openings in 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.

41. MSFC 605.1 – Throughout - Properly strap and support cables and/or conduits to the appropriate wiring method in Chapter 3 of the current NEC.

42. MSFC 605.1 – Throughout - Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaires (light fixture), switches, covers and plates to Article 406.4(D) & Article 410 of the current NEC.

43. 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.

44. MSFC 605.1 – Throughout - Remove and/or rewire all illegal, improper or hazardous wiring to the current NEC.

45. MSFC 605.1 – Roof - Verify electrical wiring on the roof is properly wired to the NEC in force at the time of installation (no access).

All electrical work must be done by a Minnesota- licensed electrical contractor under an electrical permit.

Mechanical Code Compliance -433 Robert St.

1. MFGC 409.5 - Install approved lever handle manual gas shutoff valve on furnace/boiler and remove unapproved valves.
2. SPLC 34.11 (6) - HEATING REPORT - Clean and Orsat test furnace/boiler burner. Check all controls for proper operation. Check furnace heat exchanger for leaks; provide documentation from a licensed contractor that the heating unit is safe.

3. MFGC 308.4.4 - Provide a minimum of thirty inches of clearance in front of furnace/boiler for service or as specified in the furnace manufacturer's installation instructions.
4. MFGC 303.5 - Relocate furnace/boiler out of closet/alcove or provide documentation from the equipment manufacturer indicating that it is an approved installation.
5. MFGC 617.5 (1) - Relocate return air intake a minimum of ten feet from furnace flue draft diverter or relocate it to another room.
6. MFGC 501.12 - Install approved metal chimney liner.
7. MFGC 503 - Replace furnace/boiler flue venting to code.
8. MFGC 501.12 - Connect furnace/boiler and water heater venting into chimney liner.
9. MFGC 501.15.4 - Provide adequate clearance from flue vent pipe on furnace/boiler to combustible materials or provide approved shielding according to code.
10. MFGC - 304 - Provide adequate combustion air and support duct to code.
11. MFGC - 407 - Provide support for gas lines to code.
12. MMC 103 - Plug, cap and/or remove all disconnected gas lines and unapproved valves.
13. 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 openable or provide a mechanical exhaust system vented to the outside. A mechanical ventilation permit is required if a mechanical exhaust system installation.
14. MMC 103 - Install furnace air filter access cover.
15. 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.
16. MMC 103 - Repair and/or replace heating registers as necessary.
17. SPLC 34.11(6) - Provide heat in every habitable room and bathrooms with at least one exterior wall.
18. MMC 307.2 - Run condensate drain from A/C unit coil in basement to an approved location and secure as needed.
19. MMC 918.8 -
20. 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.
21. MMC 103 - Verify that A/C system is operable, if not, repair, replace or remove and seal all openings.
22. MFGC 3404.2.13 -
23. MMC RULES 1300.0120 - mechanical permits are required for the above work.

Mechanical Code Compliance -435 Robert St.

24. MFGC 409.5 - Install approved lever handle manual gas shutoff valve on furnace/boiler and remove unapproved valves.
25. MFGC 409.1 - Install approved automatic gas valve for furnace/boiler.
26. MFGC 409.1 - Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.

27. SPLC 34.11 (6) - HEATING REPORT - Clean and Orsat test furnace/boiler burner. Check all controls for proper operation. Check furnace heat exchanger for leaks; provide documentation from a licensed contractor that the heating unit is safe.
28. MFGC 503 - Replace furnace/boiler flue venting to code.
29. MFGC - 304 - Provide adequate combustion air and support duct to code.
30. MFGC - 407 - Provide support for gas lines to code.
31. MMC 103 - Plug, cap and/or remove all disconnected gas lines and unapproved valves.
32. 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 openable or provide a mechanical exhaust system vented to the outside. A mechanical ventilation permit is required if a mechanical exhaust system installation.
33. 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.
34. MMC 103 - Repair and/or replace heating registers as necessary.
35. SPLC 34.11(6) - Provide heat in every habitable room and bathrooms with at least one exterior wall.

36. MMC 103 – Install garage equipment to code.

37. 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.
38. MMC RULES 1300.0120 - mechanical permits are required for the above work.

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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