



CITY OF SAINT PAUL  
*Christopher B. Coleman, Mayor*

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May 23, 2013

Long Minh Nguyen  
2114 Putter Pl  
Kissimmee, FL 34746

RE: FIRE INSPECTION CODE COMPLIANCE NOTICE  
REGISTERED VACANT BUILDING  
586 RICE ST

Ref # 10423

Dear Property Representative:

A code compliance inspection of your building was conducted on May 9, 2013 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.**

1. Ballroom - Double-Doors to Exterior - MSFC 1011.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exitway. - The double doors to the parking lot have parking spaces immediately in front of the doors, cars parked in these spaces prevent the doors from opening fully.

2. Ballroom - Single Door to Exterior - MSFC 1010.1, 1003.3.1.9 - Provide and maintain approved panic release hardware on all exit doors. - Provide approved hardware on door, remove all unapproved bar locks and deadbolt from this door.
3. Ballroom - Stairways to Stage Areas - SPLC 34.10 (3), 34.33(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 compliant handrails on all stairways leading to both of the stage areas.
4. Ballroom - Stairways to Stage Areas - SPLC 34.10 (3), 34.33(2) - Repair or replace the unsafe stairway in an approved manner. - Repair damaged stair treads on stairway to the main stage. Secure the loose stairway to the South stage.
5. Ballroom - MSFC 1003.2.2.5 - Post the occupant load on an approved sign in a conspicuous location near the main exit of the room.-  
Maximum Occupancy - 456 (tables and chairs arrangement)  
Note: Occupant load may change based on final arrangement for this space, room was unoccupied and unfurnished at time of inspection, floor plans noting the exact arrangement will be necessary to verify this once building is ready for re-occupancy.
6. Basement - Mechanical Room - MSFC 703 - Repair and maintain the required fire resistive construction with approved materials and methods. This work may require a permit(s). Call DSI at (651) 266-9090. - Provide fire-stopping for the hole in ceiling where plumbing was removed and for the openings in wall above the doorway.
7. Basement - Mechanical Room - UMC 1346.703 - Provide 30 inches clearance around all mechanical equipment.
8. Basement - Mechanical Room and Electrical Room - MSFC 510.1 - Provide ELECTRICAL ROOM sign on door to the electrical room at bottom of stairway. Provide MECHANICAL ROOM sign on mechanical room door.
9. Basement - Stairway - Handrail - SPLC 34.10 (3), 34.33(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. - Existing handrail is not graspable per code and does not have returns to the walls at the ends.
10. Exterior - Foundation - SPLC 34.33 (1) b - Provide and maintain foundation elements to adequately support this building at all points. - Repair and tuckpoint foundation walls and areas under sidewalk.
11. Exterior - Gas Meter - MSFC 603.9- Call Xcel Energy at 1-800-895-4999 to provide vehicle impact protection for the gas meter.
12. Exterior - Keybox - MSFC 506.1 - Install a fire department keybox per K-1 handout, available at [www.stpaul.gov/cofo](http://www.stpaul.gov/cofo).
13. Exterior - Rear of Building - SPLC 34.08 (3) - Provide and maintain suitable ground cover on all exterior areas to control erosion.

14. Exterior - Roof - SPLC 34.33 (1) d - Provide and maintained the roof weather tight and free from defects. - Repair roof in an approved manner, roof shows signs of leaking. Repair roof structural support as needed, not all support structure was accessible or visible at time of inspection to verify condition.
15. Exterior - Sidewalks - SPLC 34.08 (10) - Call Public Works at (651) 266-6120 to report the damaged or deteriorated sidewalks, walkways or stairs. - Sidewalks in front of the building have significant deterioration.
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. - Repair, patch and tuck-point the concrete block walls in an approved manner where deteriorated. Scrape and paint where chipped or peeling.
17. Exterior - West Side - SPLC 34.22 (1) b - Repair unused coal chute and sidewalk grate in an approved manner.
18. Exterior - SPLC 34.08 (1), 34.31 (1) - All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces.
19. Fire Alarm - MSFC 907.3.1 - Fire Alarm System - Presently no fire alarm system is installed in the building, install fire alarm system to code
20. Fire Sprinkler - MSFC 903.2 - Fire Sprinkler System - Presently no fire sprinkler system is installed in the building, it may be necessary to provide an approved fire sprinkler system depending on the proposed usage. Contact DSI with plans for intended usage of the building.
21. Kitchen - MSFC 906.1, MN Stat. 299F.361 - Provide approved fire extinguishers in accordance with the following types, sizes and locations.-Provide one K - Class fire extinguisher within the cooking area of commercial kitchens. They must be permanently mounted between 3 and 5 feet high in readily visible and easily accessible locations.
22. Kitchen - MSFC 904.11.6.3 - 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.
23. Kitchen - MSFC 904.11.6.4 - Provide required six month service of the hood and duct fire suppression system. Provide documentation from qualified contractor.

24. Main Room - MSFC 1003.2.2.5 - Post the occupant load on an approved sign in a conspicuous location near the main exit of the room.-  
Maximum Occupancy - 242 (tables and chairs arrangement)  
Maximum Occupancy - 678 (standing room only)  
Note - Occupant load may change based on final arrangement for this space, room was unoccupied and unfurnished at time of inspection, floor plans noting the exact arrangement will be necessary to verify this once building is ready for re-occupancy.
25. North Restrooms - Main Level - 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 locks from the outsides of the the restroom doors.
26. Occupancy - MBC 501.1, SBC 3405.1, SBC 110.2 - Occupancy Change - Building was inspected as A-2 occupancy bar/restaurant throughout the main level, basement used as mechanical, utility, and storage areas only. Any change from this use will require plans and approval.
27. Room Near Ice Machine - Main Level - MSFC 1010.1, 1003.2.10 - Provide and maintain approved directional exit signs. - Room between bar and ice machine has an exit sign with both arrows illuminated, arrows should direct to the left only.
28. Southwest Entry Door - MSFC 1008.1.7 - Door Spacing - Space between two doors in a series shall be 48 inches minimum plus the width of a door swinging into the space. Doors in series shall swing in the same direction. - The newer security door which has been installed at this entry is located too close to the existing double doors, remove the outer door and frame or repair and re-install to code.
29. Southwest Entry Door - MSFC 1010.1, 1003.3.1.9 - Provide and maintain approved panic release hardware on all exit doors. - The newer security door which has been installed at this entry swings lacks proper hardware to open from interior, remove the outer door and frame or repair and re-install to code.
30. Throughout - Ceilings - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the ceiling in an approved manner. - Repair/replace damaged and missing ceiling tiles. Repair cracked and loose-hanging areas of the ceiling. Repair water damaged areas of the ceiling structure as necessary, roof shows signs of leaking.
31. Throughout - Exit Lighting - MSFC 1010.5 - Provide and maintain an approved emergency lighting system. - Repair any non-working emergency light fixtures. Provide additional emergency light fixtures as needed to provide adequate light levels.
32. Throughout - Exit Lighting - MSFC 1010.5, SPLC 34.14 (2) d, SPLC 34.34 (5) b - Provide and maintain illumination in all portions of the exit system. - Not all areas throughout the building had approved light fixtures installed for illumination.
33. Throughout - Exit Signs - MSFC 1010.3 - Provide and maintain approved external or internal lighting of the exit sign.

34. Throughout - Exit Signs - MSFC 1010.4 - Provide and maintain at least 60 minutes of illumination to the exit signs in case of primary power loss.
35. Throughout - 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.
36. Throughout - Fire Extinguishers - MSFC 906.1, MN Stat. 299F.361 - Provide approved fire extinguishers in accordance with the following types, sizes and locations. - Provide minimum 2A10BC fire extinguishers spaced not more than 75 feet travel distance from any point in the building to an extinguisher. They must be permanently mounted between 3 and 5 feet high in readily visible and easily accessible locations.
37. Throughout - Floors - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the floor in an approved manner. - Repair damaged areas of the floor material. Provide approved even flooring surface throughout to eliminate the trip hazards where surfaces are uneven.
38. Throughout - Walls - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the walls in an approved manner. - Repair damaged areas of the walls. Repair holes and cracked areas of the walls.
39. Throughout - Windows - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window glass and frames throughout the building in an approved manner. Replace all cracked panes.
40. Throughout - MSFC 806.2 - Wall and/or ceiling finishes exceed the code requirements for flame spread ratings. Remove or provide documentation of flame spread compliance. - Remove areas of fabric material from the wall in basement outside the shower room and in upper level near the stage.
41. Throughout - SPLC 34.10 (5), 34.33 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition. - Provide general clean-up of the building throughout.
42. Zoning - SPLC 62.101 - Use of this property may not conform to zoning ordinance. Contact DSI Zoning at (651) 266-8989 to obtain information on legal usage for the property and verify approval for the proposed use.

### **Electrical:**

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

43. Throughout – Electrical Panels - SPLC 34.14 (2) a, c - Provide a complete circuit directory at service panel indicating location and use of all circuits.
44. Throughout – Electrical Panels - MSFC 605.1 – Install “S” type fuse adapters and proper size “S” fuses/ listed circuit breakers.

45. Throughout – Electrical Panels - MSFC 605.1 – Verify that fuses/circuit breaker amperage matches wire size.
46. Throughout – Electrical Panels and Junction Boxes - MSFC 605.6 - Close openings in all panelboards/junction boxes with knockout seals, breaker blanks, and/or junction box covers.
47. Throughout - MSFC 605.1 - Properly strap cables and conduits throughout building.
48. Throughout - MSFC 605.5 - Remove all cord wiring.
49. Throughout - MSFC 605.1, 605.6 - Repair or replace all broken, missing, or loose light fixtures, switches and outlets, covers, and plates.
50. Throughout - MSFC 605.1 - Check all outlets for proper polarity and verify ground on 3-prong outlets. Repair or replace to NEC 406.4. (Electrical service was off at time of inspection.)
51. Throughout - MSFC 605.1 - Remove and/or rewire all illegal, improper, or hazardous wiring in basement, stages, DJ booth, and bar areas. Remove or rewire all illegally installed NM cable throughout building. Properly wire exterior lights and signs.
52. Throughout - MSFC 605.1 - Replace all painted-over receptacles.
53. Basement – Bathroom - SPLC 34.14 (2) c - Ground bathroom light in basement bathroom and disconnect receptacle on fixture.
54. Basement – Water Meter - SPLC 34.14 (2) a - Bond around the water meter with a copper wire sized for the electrical service per Article 250 of the NEC

**Mechanical:**

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

55. Throughout - SPLC 34.11 (6) - Clean and Orsat test all fuel burning equipment. Check all controls for proper operation. Check furnace heat exchangers for leaks; provide documentation from a licensed contractor that all the heating units are safe.
56. Note: An older steam boiler is on-site that was disconnected at time of inspection. Building is heated with rooftop units, no access to the roof was available at time of inspection.
57. Throughout - 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.
58. Throughout - SPLC 34.11(6) - Provide heat in every habitable room and bathrooms.

59. Throughout – Gas Piping - MMC 103 - Plug, cap and/or remove all disconnected gas lines and unapproved valves.
60. Throughout – Gas Piping - MMC 1208.1 - Conduct witnessed pressure test on gas piping system and check for leaks.
61. Throughout – Gas Piping - MFGC 4061.2 – Replace all corroded gas piping.
62. Basement – Gas Piping - MFGC 409.1 - Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.

### **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.**

63. 1<sup>st</sup> Floor – Sinks – MPC 0200 E,O,P, MPC 2300 – Repair sinks in an approved manner. Multiple fixtures are unvented, have incorrect waste piping, have incorrect water piping and are broken or missing parts.
64. 1<sup>st</sup> Floor – Lavatory – MPC 2300 – Repair lavatory fixtures in an approved manner. Fixtures have incorrect waste piping.
65. 1st Floor – Toilet – MPC 0870 – Reset the loose toilet fixture on a firm base and secure to code.
66. 1st Floor – Kitchen Range – IFGC 406.1 – Repair range fixture in an approved manner including incorrect piping, connector and gas shut-off valve.
67. Basement – Water Heater - MPC 2210.2, 2210.4 - Repair/install correctly piped relief valve.
68. Basement – Water Heater - MPC402.1 - Provide approved gas shut-off valve and repair incorrect gas piping.
69. Basement – Water Heater - MFGC 503, 501.12 - Repair venting and vent to an approved chimney liner.
70. Basement – Water Heater - MPC 0200(v) - Replace missing parts on gas control valve.
71. Basement – Water Heater - MPC 2180 - Fire up the water heater and return to service after repair.
72. Basement – Water Meter – MPC 1700 – Water meter is removed, restore service to the building.

73. Basement – Water Piping – MPC 1720 – Repair or replace all corroded, broken or leaking piping.
74. Basement – Water Piping – MPC 2100 - Provide approved backflow preventer on boiler water fill line.
75. Basement – Water Piping – MPC 1700 - Repair/install approved water piping to all fixtures and appliances.
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76. Basement – Drain Piping – MPC 1000 - Provide front sewer clean-out and soil stack base clean-out, none were found at time of inspection.
77. Basement – Drain Piping - MPC 1430.4, - Support the piping adequately using approved hangers.
78. Basement – Drain Piping – MPC 0200 - Replace corroded cast iron and steel waste piping.
79. Basement – Drain Piping – MPC 1300 - Replace floor drain cover and clean-out plug.
80. Basement – Lavatory – MPC 2300, MPC 0200(e), MPC 0200(p) – Repair lavatory fixtures in an approved manner. Fixture has incorrect waste piping and is not vented. Water piping to fixture is incorrect.
81. Basement – Toilet – MPC 0200(e), MPC 0200(o) – Repair toilet in an approved manner. Drain line is not vented, fixture is damaged and missing parts.
82. Basement – Shower/Tub – MPC 0200(e), MPC 2300, MPC 1380.5 – Repair shower fixture in an approved manner. Drain line is not vented and is piped incorrectly. Install anti-scald valve on water line.
83. Exterior – Water Spigot – MPC 2000 – Install approved backflow preventer.
84. Exterior – Rain leader – MPC 2460 – Overflow rain leaders are required.

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](mailto: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. # 10423