



CITY OF SAINT PAUL

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August 12, 2019

AUTO SALE USA, LLC
11119 STONEMILL FARMS CURVE
WOODBURY MN 55129 USA

RE: FIRE INSPECTION CODE COMPLIANCE NOTICE
847 HUDSON ROAD

Ref # 16801

Dear Property Representative:

A code compliance inspection of your building was conducted on July 11, 2019 to identify deficiencies that 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

1. BUILDING - HPC APPROVED WINDOWS - Exterior: Windows were changed-out without HPC review and are not correct.
2. BUILDING - PROVIDE ACCESSIBLE PARKING - EXTERIOR: Supply Accessible parking per code requirements.
3. BUILDING - PROVIDE STRUCTURAL ENGINEERS REPORT - Interior: Supply Structural Engineer's Report for basement ceiling support.
4. BUILDING - REPAIR EXTERIOR SIDING - SPLC Sec 34.33 (1) b & c Exterior: Repair exterior siding and trim.

5. BUILDING - REPAIR INTERIOR WALLS & CEILINGS - SPLC SEC 34.34, 3&6
Interior: Repair walls and ceilings.
6. BUILDING - REPAIR ROOF - SPLC SEC 34.03 (1) d Exterior: Repair roof as needed.
Building shows signs of leaking
7. FIRE- Basement - Oil Tank - MSFC 3404.2.13.2.3 - All above/underground tanks which have been out of service at least 1 year shall be properly removed, unless tanks are tested in an approved manner and properly returned to service. This work will require a permit. Contact Dave Bergman at (651)266-8944.-Remove the out of service 265 gallon AST oil tank in basement.
8. FIRE- Basement - Stairway - SPLC 34.10 (3), 34.33(2) - Repair or replace the unsafe stairway in an approved manner. - Stairway to basement must be maintained in sound condition. Provide a guardrail and handrail for the stairway.
9. FIRE- Basement - SPLC 34.34 (6) - Install vapor barrier and floor covering per code on west side of basement.
10. FIRE- Basement - SPLC 34.34 (1) - Provide a structural engineer's report as to repairs for east side of basement (the auto repair pit under vehicle bay). Some deterioration present in concrete and steel construction.
11. FIRE- Basement - SPLC 34.34 (2) - Properly repair wall at stair ladder to basement where masonry is failing.
12. FIRE- Ceilings - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the ceiling in an approved manner.
13. ELECTRICAL - PROPERLY SUPPORT CABLES - MSFC 605.1 Properly strap and support cables and/or conduits to the appropriate wiring method in Chapter 3 of the current NEC.
14. ELECTRICAL - CHECK ALL RECEPTACLES FOR POLARITY - MSFC 605.1 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) r replace receptacle that are improperly wired or to functioning properly to Article 406.4(D) or the current NEC.
15. ELECTRICAL - CLOSE OPENINGS IN SERVICE BOXES - MSFC 605.1 & 6 Close opening 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.

16. ELECTRICAL - PROVIDE CIRCUIT DIRECTORY - MSFC 605.1 Provide a complete circuit directory at service panel indicating location and use of all circuit to Article 408.4 of the current NEC.
17. ELECTRICAL - PROPERLY WIRE EXTERIOR LIGHTS - MSFC 605.1 Properly support/wire exterior luminaire (light fixture) at entry door to Articles 110.3 (B) of the current NEC.
18. ELECTRICAL - PROVIDE ELECTRICAL SERVICE GROUNDING - MSFC 605.1 Repair the electrical service grounding conductor to the metallic water piping system. Install a conductor sized to Table 250.66 (NEC) from the electrical service to within 5' of the entrance point of the water service, and bond around the water meter to Article 250 of the current NEC.
19. ELECTRICAL - REMOVE IMPROPER WIRING - MSFC 605.1 Remove and/or rewire all illegal, improper or hazardous wiring to the current NEC.
20. ELECTRICAL - REPAIR OR REPLACE ELECTRICAL FIXTURES - MSFC 605.1 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.
21. ELECTRICAL - REPLACE ALL DAMAGED ELECTRICAL THROUGHOUT - MSFC 605.1 Repair all damaged electrical to the current NEC.
22. ELECTRICAL - REPLACE ELECTRICAL PANEL - MSFC 605.1 Replace electrical service panel due to excessive corrosion and dilapidated, per Article 110.12 (B) of the current NEC.
23. ELECTRICAL - VERIFY FUSE/CIRCUIT BREAKER AMPERAGE - MSFC 605.1 Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices to Article 240.4 of the current NEC.
24. FIRE- Exterior - Address Numbers - SPLC 71.01 - The address posted is not visible from street. (HN-1)-Provide address numbers that contrast with the background.

25. FIRE- Exterior - Fence and Retaining Wall - SPLC 34.08(5), 34.32(3) - All accessory structures including, but not limited to, detached garages, sheds and fences shall be maintained structurally sound and in good repair. Provide and maintain exterior unprotected surfaces painted or protected from the elements. - Repair, replace or remove retaining wall and fence on east side of the property.
26. FIRE- Exterior - Groundcover - SPLC 34.08 (3) - Provide and maintain suitable ground cover on all exterior areas to control erosion. - Provide erosion control at perimeter of site to protect adjacent streets and property from silt and water damage.
27. FIRE- Exterior - Windows - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window in good condition. - Repair or replace incorrectly installed and damaged windows. Historic Preservation Committee approval is needed for this exterior work.
28. FIRE- Exterior - SPLC 34.09 (1) b, c, 34.33 (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 damaged exterior wall surfaces in an approved manner. Remove foam insulation from exterior of building or cover with code approved materials. Historic Preservation Committee approval is needed for this exterior work.
29. FIRE- Exterior - 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 651-266-9090. - Repair deteriorated parking lot surfaces. Submit site plan to Zoning for approval.
30. FIRE- Floors - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the floor in an approved manner.
31. FIRE- Front 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. Provide approved lock hardware, remove the hasp.
32. FIRE- 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. -Lights were non-working.
33. MECHANICAL - ALL EQUIPMENT TO MEET CURRENT CODES - SPLC 34.11 (6) All existing & new mechanical equipment will be required to meet current codes being enforced at time of inspection.
34. MECHANICAL - ALL WORK UNDER PERMIT - MN RULES 1300.0120 Mechanical Gas Permits are required for all work.

35. MECHANICAL - PROVIDE BATHROOM EXHAUST SYSTEM - 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 the outside. -A Mechanical Ventilation Permit is required if an exhaust system is installed.
36. MECHANICAL - SERVICE FURNACE/PROVIDE ORSAT REPORT - SPLC 34.11 (6)
Heating Report. Clean and Orsat Test unit heater 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.
37. MECHANICAL - SUPPORT GAS LINES - MNFGC 407 Provide support for gas lines to code.
38. MECHANICAL - REMOVE ABANDONED OIL TANK - MNFC 3402.13 Remove abandoned oil tank and all oil piping. Contact Fire Safety Inspections for permit at 651-266-8992.
39. MECHANICAL - REPLACE FLUE VENTING - MNFGC 503 Replace unit heater flue venting to code.
40. FIRE- Main Entry - SPLC 34.09 (3), 34.33 (3) - Repair and maintain the door in good condition. - Repair exterior door.
41. PLUMBING - ALL WORK PER CODE UNDER PERMIT BY LICENSED CONTRACTOR - *All the Plumbing Corrections to the waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Chapter 4514, 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.
42. PLUMBING - INSTALL A FRONT SEWER CLEAN-OUT - MPC 719.1 Soil/Waste Piping. Install a front sewer clean-out.
43. PLUMBING - INSTALL PROPER FIXTURE - MPC .0100 E & 901 Lavatory. Install a proper fixture and vent to code.
44. PLUMBING - INSTALL PROPER FLANGED CONNECTION - MPC 402.6 Toilet. Install the proper flanged fixture connection on a firm base.

45. PLUMBING - INSTALL PROPER TOILET FIXTURE - MPC .0100 E & 901 Toilet. Install a proper fixture and vent to code.
46. PLUMBING - INSTALL SERVICE VALVES PER CODE - MPC 606.2 Water Meter: The service valves must be functional and installed to code.
47. PLUMBING - INSTALL WASTE PIPING TO CODE - MPC 701 Lavatory. Install the waste piping to code.
48. PLUMBING - INSTALL WASTE PIPING TO CODE - MPC 701 Toilet. Install the waste piping to code.
49. PLUMBING - INSTALL WATER METER PER CODE - MPC 609.11 & SPRWS Sec. 94.04 (a) Water Meter: Install the water meter to a min. 12 and max 48 inches above the floor.
50. PLUMBING - INSTALL WATER PIPING TO CODE - MPC .0100 P & q & 419.2 Lavatory. Install the water piping to code.
51. PLUMBING - INSTALL WATER PIPING TO CODE - MPC .0100 P & Q & 419.2 Toilet. Install the water piping to code.
52. PLUMBING - MUST BE IN WORKING ORDER - MPC .0100 Q Water Heater: The water heater must be fired and in service.
53. PLUMBING - PROPERLY CAP RAIN LEADERS - MPC .0100 L & M & 708.1 Rain Leaders. The rain leaders must be properly plugged or capped to code.
54. PLUMBING - PROVIDE 1-INCH WATER LINE - SPRWS 93.07 Water Piping. Provide a 1-inch water line to the first major take-off.
55. PLUMBING - PROVIDE FLAMMABLE WASTE SEPARTOR - MPC 1017.1 Soil/Waste Piping. An oil and flammable waste liquid separator is required.

56. PLUMBING - PROVIDE PROPER FIXTURE SPACING - MPC .0100 R, 402.1 402.5 & 408.6 Provide proper fixture spacing.
57. PLUMBING - REPLACE FLOOR DRAIN - MPC .0100 M & 418.2 Soil/Waste Piping. Replace the floor drain cover or clean-out plug.
58. PLUMBING - REPLCE WATER PIPING - MPC 301.1 (3) Water Piping. Repair or replace all the corrode, broken, or leaking water piping.
59. PLUMBING - SERVICE FLAMMABLE WASTE SEPARATOR - MPC 1009.6 Soil/Waste Piping. The oil and flammable waste liquid separator must be serviced.
60. PLUMBING - SUPPORT WATER METER PER CODE - MPC 609.11 Water Meter: Support the water meter to code.
61. FIRE- Restroom - 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 from bathroom door.
62. FIRE- Roof - SPLC 34.09 (1) e, 34.32 (1) d - Provide and maintained the roof weather tight and free from defects. -Repair roof as necessary, interior has some signs of roof leakage.
63. FIRE- Walls - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls in an approved manner.
64. FIRE- MSFC 906.1 Fire Extinguisher -Provide a 2A10BC fire extinguisher within 75 feet travel distance of all points of the building.

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.

If you have any questions, email me at james.perucca@ci.stpaul.mn.us or call me at 651-266-8996 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,

James Perucca
Fire Safety Inspector
Ref. # 16801