

RLH VO 14-5



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8585

RECEIVED

FEB 06 2014

CITY CLERK

We need the following to process your appeal:

- \$25 filing fee payable to the City of Saint Paul (if cash: receipt number _____)
 - Copy of the City-issued orders/letter being appealed
 - Attachments you may wish to include
 - This appeal form completed
 - Walk-In OR Mail-In
- for abatement orders only: Email OR Fax

HEARING DATE & TIME
 (provided by Legislative Hearing Office)
 Tuesday, Feb. 11, 2014
 Time 10:00 a.m.
 Location of Hearing:
 Room 330 City Hall/Courthouse

Address Being Appealed:

Number & Street: 328-330 9th St. E City: St. Paul State: MN Zip: 55068

Appellant/Applicant: James Bartholow Email JBARTH123058@yahoo.com

Phone Numbers: Business 847-774-2306 Residence _____ Cell _____

Signature: James Bartholow Date: 2/6/14

Name of Owner (if other than Appellant): Schurmeier Lofts HOA

Mailing Address if Not Appellant's: 330 9th St. E #103E St. Paul 55101

Phone Numbers: Business 847-774-2306 Residence _____ Cell _____

What Is Being Appealed and Why? Attachments Are Acceptable

- Vacate Order/Condemnation/Revocation of Fire C of O
- Summary/Vehicle Abatement
- Fire C of O Deficiency List
- Code Enforcement Correction Notice
- Vacant Building Registration
- Other

We will comply if given an additional 60 days to come to compliance



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220
Saint Paul, Minnesota 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-8951
Web: www.stpaul.gov/dsi

January 28, 2014

JIM BARTHOLOW
SCHURMEIER LOFTS HOME OWNERS ASSOC
14218 DEERBORN PATH
ROSEMOUNT MN 55068

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 328 9TH ST E
Ref. # 11499

Dear Property Representative:

Your building was inspected on January 22, 2014, for the renewal of the Certificate of Occupancy. Since you have failed to comply with the applicable requirements, it has become necessary to revoke the Certificate of Occupancy in accordance with Section 40.06 of the Saint Paul Legislative Code.

On 12.20.2013 you were required to have 4 items completed to allow continued occupancy. These items were:

- 1) **The existing sprinkler systems must be tested and verified as safely operational.**
- 2) **The existing fire alarm system must be tested and verified as safely operational.**
- 3) **All heating/HVAC systems must be tested and verified as safely operational.**
- 4) **A requirement reinforcing the December 5th agreement for your group to provide us with a single contact person.**

These items were not completed by the January 22, 2014 deadline, making it necessary to take enforcement action. In order to continue occupancy of this structure all common area life safety items must be completed by February 28, 2014. An inspection for compliance will take place on March 3, 2014 @ 9:30 am. These items must be completed including permits, inspections and finals by the appropriate trade inspectors. Failure to comply will result in immediate enforcement of the revocation and the building will be vacated.

Items requiring compliance are numbers 1-4 above, and the following numbers on this letter 1, 2, 26, 27, 28, 29, 30, 31, 33, 65, 66, 67, 68, 69, 70 and 71. They are italicized and bolded in red below.

31+33

1-2 - Heating Units 101+102 & orset 26- Breaker Box 27+28 Back Corridor 29- Guard rail 30- ceilings
65- Basement Separations 66 Door closer 67 Fire Alarm not reporting 68 stairwell signs
69 69-70 Sprinkler heads
71 Door closers

An Equal Opportunity Employer

The Saint Paul Legislative Code further provides that no building shall be occupied without a Certificate of Occupancy. Failure to immediately complete the following deficiency list or the building vacated may result in a criminal citation.

DEFICIENCY LIST

1. All Heating Systems - LS - SPLC 34.11 (6), 34.34 (3) - Provide service of heating facility by a licensed contractor which must include a carbon monoxide test. Submit a completed copy of the Saint Paul Fire Marshal's Existing Fuel Burning Equipment Safety Test Report to this office.-Per comments on all heating reports: A licensed contractor is required to make repairs to all heating systems/HVAC systems throughout.

By
Apr 15th

2. Bldg 328 - LS-Heating Systems - MN Rules 1300.0180 - Immediately discontinue use of unsafe heating appliance until repaired or replaced by a licensed contractor. This work may require a permit(s). Call DSI at (651) 266-9090. Red tags may not be removed except by fire department inspector.-Heating system servicing units 328-101 and 328-102 inoperable.

By
Apr 15th

will go into foreclosure
not my unit

3. Bldg 328 - GM-101 - SPLC 62.101 - Use of this property does not conform to zoning ordinance. Discontinue unapproved use or call DSI Zoning at (651) 266-8989 to convert to legal use. Discontinue unlicensed business and remove all business associated materials. This unit has been approved as a dwelling unit. The owner has applied for and withdrawn an application for a licensed business.

Done

4. Bldg 328 - GM-101 - MSFC 605.4 - Discontinue use of all multi-plug adapters.-Remove multi plug adapter from ceiling outlet.

will go into foreclosure
not my unit

5. Bldg 328 - GM-101 - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 4715.0200.C - Provide an approved number and type of plumbing fixtures.-Remove flex pipe and replace with solid PVC pipe underneath kitchen sink.

6. Bldg 328 - GM-101 - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.-Replace broken wall outlet in bathroom.

Done

7. Bldg 328 - GM-104 - MSFC 1028.3 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exit way.

Done

8. Bldg 328 - GM-105 - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door frame.- Replace missing inner left side door framing.

Done

9. Bldg 328 - GM-301 - 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. -Replace or replace unit entry/exit door frame.

- 10. Done Bldg 328 - LS-302 - NFPA 13 2-6.1.7 - Remove all objects, equipment or storage hanging from the fire sprinkler piping and/or fire sprinkler heads.-Remove material hanging on sprinkler pipes above bathroom.
- 11. Done Bldg 328 - GM-302 - MSFC 1028.3 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exit way.-Remove material blocking access into entry/exit door.
- 12. Bldg 328 - GM-Parking Lot - MSFC 304.3.3 - Relocate dumpster at least 5 feet away from combustible walls, openings, or combustible eaves and overhangs.
- 13. Bldg 328 - HS-305 - SPLC 34.23, MSFC 110.1 - **This occupancy is condemned as unfit for human habitation. This occupancy must not be used until re-inspected and approved by this office.-Lack of basic facility. Heat**
- 14. Bldg 328 - HS-305 - SPLC 34.11 (6) - **Provide and maintain a minimum of 68 degrees F in all habitable rooms at all times.-Heat in unit below 68 degrees. Temperature in unit at 53 degrees during inspection.**
- 15. Done Bldg 328 - LS-101 - NFPA 13 2-6.1.7 - Remove all objects, equipment or storage hanging from the fire sprinkler piping and/or fire sprinkler heads.
- 16. Done Bldg 328 - LS-102 - MSFC 703 - Provide, repair or replace the fire rated door and assembly.-Repair and maintain the door closer.
- 17. Bldg 328 - LS-102 - MSFC 703 - Provide and maintain fire rated floor and/or ceiling construction with approved materials and methods. This work may require a permit(s). Call DSI at (651) 266-9090.-Repair ceilings in unit under permit.
- 18. Done Bldg 328 - LS-104 - MSFC 703 - Provide, repair or replace the fire rated door and assembly.-Repair and maintain the door closer.
- 19. Done Bldg 328 - LS-105 - MSFC 703 - Provide, repair or replace the fire rated door and assembly.-Repair and maintain the door closer.
- 20. Done Bldg 328 - LS-204 - MSFC 703 - Provide and maintain fire rated floor and/or ceiling construction with approved materials and methods. This work may require a permit(s). Call DSI at (651) 266-9090.-Repair or replace damaged bathroom ceiling under permit.
- 21. Done Bldg 328 - LS-301 - MSFC 703 - Provide, repair or replace the fire rated door and assembly.-Repair and maintain the door closer.
- 22. Done Bldg 328 - LS-302 - MSFC 705.1 - Provide a required occupancy separation with approved materials and methods. This work may require a permit(s). Call DSI at (651) 266-9090.-Seal all penetrations throughout the unit.
- 23. Bldg 328 - LS-303 - MSFC 703 - Provide, repair or replace the fire rated door and assembly.-Repair and maintain the door closer.

this is being foreclosed

*Merlsth
BY ~~Merlsth~~*

Not my wait - can easily be done

24. Bldg 328 - LS-304 - MSFC 703 - Provide, repair or replace the fire rated door and assembly.-Repair and maintain the door closer.

Done

In Firehouse
E can easily
do this

Bldg 328 - LS-305 - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.-Replace chirping smoke detector battery.

26. Bldg 328 - LS-3rd Floor West Hallway - NEC 408.7 Unused Openings. Unused openings for circuit breakers and switches shall be closed using identified closures, or other approved means that provide protection substantially equivalent to the wall enclosure. -Missing breakers in larger breaker box.

By ~~Mar~~
Feb 28th

27. Bldg 328 - LS-South Corridor - MSFC 703 - Provide and maintain fire rated wall construction with approved materials and methods. This work may require a permit(s). Call DSI at (651) 266-9090.-Missing seals along all penetrations throughout corridor. Replace wall throughout corridor.

By Feb. 25th

28. Bldg 328 - LS-South Corridor - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.-Missing panel cover on corridor electrical box.

Done

29. Bldg 328 - LS-Southwest Basement Staircase - SPLC 34.10 (3) 34.33(2) - Provide an approved guardrail. Intermediate balustrade must not be more than 4 inches apart. Intermediate rails must be provided if the height of the platform is more than 30 inches.-Missing guardrail.

By Feb 28th

30. Bldg 328 - LS-Throughout - MSFC 703 - Provide and maintain fire rated ceiling construction with approved materials and methods. This work will require a permit(s). Call DSI at (651) 266-9090.-Under permit replace unapproved fire rated unit ceiling throughout.

Does this
include basement
if not it'll
be done by
Feb 28th

31. Bldg 328 - LS-101 - SPLC 34.23, MSFC 110.1 - This occupancy is condemned as unfit for human habitation. This occupancy must not be used until re-inspected and approved by this office.-Lack of basic facilities. (Heat) Unit was condemned on 12/6/2013. Use of space heaters for heat was approved for a temporary basis. Heating system has not been repaired/replaced. Use of space heaters has exceeded temporary status. This unit is to be immediately vacated and remain unoccupied until re-inspected and approved by this office.

not my
units
out
one by
Apr. 15th

32. Bldg 328 - HS-101 - SPLC 34.11 (6) - Provide and maintain a minimum of 68 degrees F in all habitable rooms at all times.-Heating system has been condemned as dangerous.

33. Bldg 328 - LS-201 - SPLC 34.23, MSFC 110.1 - This occupancy is condemned as unfit for human habitation. This occupancy must not be used until re-inspected and approved by this office.-Lack of basic facilities. (Heat) Unit was condemned on 12/6/2013. Use of space heaters for heat was approved for a temporary basis. Heating system has not been repaired/replaced. Use of space heaters has exceeded temporary status. This unit is to be immediately vacated and remain unoccupied until re-inspected and approved by this office.

34. *By Apr 15th* Bldg 328 - HS-201 - SPLC 34.11 (6) - Provide and maintain a minimum of 68 degrees F in all habitable rooms at all times.-Heating system has been condemned as dangerous.

35. *Not my unit* Bldg 330 - GM-102 - MSMC 504.6 - Provide, repair or replace the dryer exhaust duct. Exhaust ducts for domestic clothes dryers shall be constructed of metal and shall have a smooth interior finish. The exhaust duct shall be a minimum nominal size of four inches (102 mm) in diameter and installed in accordance with the mechanical code. This work may require a permit(s). Call DSI at (651) 266-8989.-Remove unused dryer venting material and cap wall if appliance is not in use. Occupant is to use one type of venting for appliance.

36. *Done* Bldg 330 - GM-102 - NEC 110-26 - Provide and maintain a minimum of 36 inches clearance in front of all electrical panels.-Remove picture covering up electrical panel on north wall.

37. *Done* Bldg 330 - GM-103 - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.-Missing light switch cover plate on west wall.

38. *By Feb 28th* Bldg 330 - GM-106 - SPLC 34.11, MSBC 2902.1, SPLC 34.17, MSPC 415.0220 - Repair or replace and maintain all parts of the plumbing system to an operational condition.-Repair or replace leaking bathroom faucet.

39. *By Apr 15th* Bldg 330 - GM-201 - SPLC 34.14 (3), MPC 4715.200.T - Provide and maintain a window or approved ventilation system in all bathrooms.-Missing unit bathroom vent fan.

40. *By Feb 28th* Bldg 330 - GM-203 - MSFC 105.1 Permits. Open Building Permit. Contact DSI at 651.266.8989 to contact inspector to close open building permit.

41. *John Westrick units* Bldg 330 - GM-205 - MSFC. 111.1 - Order - Whenever the Fire Code Official finds any work regulated by this code being performed in a manner contrary to the provisions of this code or in a dangerous or unsafe manner, the fire code official is authorized to issue a stop work order.-Unauthorized repairs completed without permits.

42. Bldg 330 - GM-205 - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.-Missing throughout.

43. *Done last summer* Bldg 330 - GM-2nd Floor - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window glass.

44. *In foreclosure* Bldg 330 - GM-302 - SPLC 34.14 (3), MPC 4715.200.T - Provide and maintain a window or approved ventilation system in all bathrooms.-Replace or repair inoperable bathroom ceiling vent fan.

45. Done Bldg 330 - GM-302 - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.-Remove paint from wall outlets or replace all wall outlets under permit.

46. Done Bldg 330 - GM-303 - MSFC 315.2 - Provide and maintain orderly storage of materials.- Tenant is to organize and maintain storage throughout unit.

47. Done Bldg 330 - GM-303 - MSFC 1028.3 - Remove the materials that cause an exit obstruction. Maintain clear and unobstructed exit way.-Remove storage behind entry/exit door.

John
estrick
unit — 48. Bldg 330 - GM-304 - SPLC 34.11, MSBC 2902.1, SPLC 34.17, MSPC 415.0220 - Repair or replace and maintain all parts of the plumbing system to an operational condition.-Remove bathroom sink flex piping and install solid PVC pipe.

49. Done Bldg 330 - GM-East 3rd Floor Laundry Room - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the floor in an approved manner.

John
estrick
unit — 50. Bldg 330 - HS-205 - SPC 4715.0400 - Provide approved plumbing materials for water, waste, and vent.-Repair or replace under permit. No toilet, sinks or faucets in unit.

51. Done Bldg 330 - LS-107 - MSFC 703 - Provide and maintain fire rated wall construction with approved materials and methods. This work may require a permit(s). Call DSI at (651) 266-9090.-Finish repairing wall underneath bathroom sink.

52. Done Bldg 330 - LS-201 - MSFC 703 - Provide and maintain fire rated floor and/or ceiling construction with approved materials and methods. This work may require a permit(s). Call DSI at (651) 266-9090.-Under permit replace missing bathroom ceiling. Permit is required for installation of new ceiling.

53. Done Bldg 330 - LS-201 - MSFC 703 - Provide, repair or replace the fire rated door and assembly.-Repair and maintain the door closer.

54. Bldg 330 - LS-205 - MSFC 703 - Provide, repair or replace the fire rated door and assembly.-Repair and maintain the door closer.

55. Bldg 330 - LS-205 - MSFC 703 - Provide and maintain fire rated wall construction with approved materials and methods. This work may require a permit(s). Call DSI at (651) 266-9090.-New sheetrock in unit no permit.

56. Done Bldg 330 - LS-302 - MSFC 703 - Provide, repair or replace the fire rated door and assembly.-Repair and maintain the door closer.

57. Done Bldg 330 - LS-303 - MSFC 703 - Provide, repair or replace the fire rated door and assembly.-Repair and maintain the door closer.

John
estrick
unit

Not my unit

58. Bldg 330 - LS-305 - MSFC 703 - Provide and maintain fire rated floor and/or ceiling construction with approved materials and methods. This work may require a permit(s). Call DSI at (651) 266-9090.-Replace water damaged ceiling above east windows. Seal penetrations going through ceiling.

Bob altz unit

59. Bldg 330 - GM-104 - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the floor in an approved manner.-Need permit for heat floor system.

John destruk

60. Bldg 330 - HS-205 - SPLC 34.23, MSFC 110.1 - This occupancy is condemned as unsafe or dangerous. This occupancy must not be used until re-inspected and approved by this office.-Rehab/repairs to unit not done under active permits.

Done

61. Bldgs 328-330 - GM-All Areas and Units - SPLC 34.19 - Provide access to the inspector to all areas of the building.-Provide access for all inspections and inspectors.

Done

62. Bldgs 328-330 - GM-Interior Common Walls Throughout - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the walls in an approved manner.-Patch the holes and/or cracks in the walls. Paint the wall.

All put holes filled

63. Bldgs 328-330 - GM-South Parking lot - 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.

Not sure

64. Bldgs 328-330 - GM-Throughout - 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.

Not sure but this set could be done by Mar 15th

65. Bldgs 328-330 - LS-Basements - 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.-Seal all floor, wall and ceiling penetrations throughout both basements. Missing separations throughout both basements in multiple areas.

Done

66. Bldgs 328-330 - LS-Hallway Door - MSFC 703 - Provide, repair or replace the fire rated door and assembly.-Install missing door closer.

Done

67. Bldgs 328-330 - LS-Interior Fire Alarm System - MSFC 907.15 - Provide approved monitoring of the fire alarm system.-Fire alarm system not reporting to central location.

By Feb 28th

68. Bldgs 328-330 - LS-Stairwells Throughout - MSFC 1005.3.2.4 - Provide and maintain stairway identification signs.-All Stairwells.

69. *Bldgs 328-330 - LS-Throughout - MSFC 901.6 - The sprinklers in service for more than 50 years for standard response heads or more than 20 years for quick response heads shall be replaced or samples sent to an approved laboratory for testing. Provide documentation to this office as proof of compliance. All sprinkler work must be done by a licensed contractor under permit.-Replace aged sprinkler heads throughout under permit with a licensed contractor/vendor.*
By Feb 28th
70. *Bldgs 328-330 - LS-Throughout - MSFC 901.6 - Contact a fire sprinkler contractor to replace all painted, corroded, or damaged fire sprinkler heads. All sprinkler work must be done by a licensed contractor under permit.-Replace under permit.*
By Feb 28th
71. *Bldgs 328-330 - LS-Throughout Building - MSFC 703 - The fire door must not be obstructed or impaired from its proper operation at any time.-Repair inoperative or damaged door closers in all hallway entry/exit doors throughout.*
Done
72. *Bldgs 328-330 - GM-All Exterior Windows - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window sash.-Repair flashing on exterior window sills.*
By Apr 15th
73. *Exterior - GM-Behind Garage - MSFC 307.1 All fires on the ground must be a minimum of 25 feet from structures or contained in a grill or outdoor fireplace. Wind speeds must be under 10 mph, constantly attended, a means of extinguishment must be provided. Only natural firewood can be burned (no construction materials, brush or waste materials), and fire shall be extinguished if the smoke is deemed a nuisance. A citation will be issued for non-compliance.*
Done
74. *Exterior - GM-Throughout Property - SPLC 45.03(b) - All exterior surfaces must remain free of any initials, marks, symbols, designs, inscriptions or other drawings, scratched, painted, inscribed or otherwise affixed.*
Done
75. *Garage - GM-South side - 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.-South wall on garage is cracked and falling apart.*
Done by Aug 15th
76. *Garage - GM-West Wall - NEC 384-18 Provide a dead front for the panel.*
Aug 15th
77. *Interior - HS-All Hallway/Stairwells - MSFC 703 - Provide and maintain fire rated floor and/or ceiling construction with approved materials and methods. This work may require a permit(s). Call DSI at (651) 266-9090.-Replace water damaged ceilings throughout 3rd floor. Clean and sanitize carpeting/flooring throughout or replace carpeting throughout in all hallways and stairwells to include underneath padding.*
By Apr 15th
78. *Ownership - GM - Sec 40.06 (a)(1)(5) - The building and premises are in violation of Saint Paul Legislative Code. The Fire Certificate of Occupancy has been issued in error and all of the owners/interested parties cannot be identified. Failure to maintain the Fire Certificate of Occupancy has resulted in enforcement action including but not limited to revocation of the Fire Certificate of Occupancy and/or criminal citations.*

79. Trade Reports:

Building Report – Contact Steve Ubl @ 651.266.9021

330:

N.E. main floor common area – Seal all penetrations in walls, ceilings & floors.
Remove all stored material
Remove plastic on wall
Repair emergency lights
Install closer on corridor doors
By Feb 28th

Ext. Stair exit – Hand rail missing
Legal landing required at bottom of stairs
By July 15th

Basement door from common area - Install handle set
By Feb 28th

Basement stairs - Hand rails must return into wall or Newel post
Hand rails must be 34" – 38" above each nosing
By Apr 15th

Basement - Seal/separate 328 & 330 bsmt with rated door/wall
Repair/replace notched joists (4)
Repair all non-functioning emergency lights
Handle set missing on boiler room door
Infill floor at water meter
3' hallway required to water meter
Add lighting at water meter room
Laundry room – one hour rated walls/door
Abandoned studio Room – Add handle set
By July 15th

328:

BASEMENT Repair all emergency lighting
Remove one lock at double door exit
S.E. stair – Hand rail 34"-38" above nosings
Hand rail missing on one side
Install legal hardware with closer
One hour separation at stair door
By Mar 15th

Electrical room main level - One hour separation if forced air appliance is used
Closer needed on both doors
By Feb 28th

Common Space Main Floor - Seal ceiling penetrations
Hand rail required at 4 step stair to exterior
By Apr. 15th

Water Heater Room - Seal floor & ceiling penetrations
Closer missing on door
By Feb 28th

101W - *Not my unit - may go into foreclosure - however, I could fix it by July 15th*
Gap in door/jamb
Closer required on entry door

Done →

Separate HVAC from corridor HVAC

102W -

By Mar 3rd

Door closer required on entry door
Rated assembly required at joists between units
Smoke Detector missing in sleeping room

104W -

In Foreclosure
but I could do
repairs

Door closer required on entry door
Grippable Hand Rail required on stairs to patio
Grippable Hand Rail required on stairs to grade

Done → 105W -

Seal ceiling penetrations

2nd Floor -

Storage Rooms

By Feb 28th

two storage doors require handle sets/closers
Seal wall/ceiling penetrations

Done → Common Space -

Emergency lights not functioning

201W -

N/A

202W -

N/A

Done 203W -

Closer required on lower level exit door

204W - By July 15th

Repair bathroom ceiling

Storage Room -

By Mar 15th

Repair wall/ ceiling penetrations
Hand Rail required at 2-step stair

Done 301W -

Door closer required on entry door
Repair door jamb
Smoke detector missing

Done 302W -

Door Closer required at entry door

303W -

N/A

Done 304W -

Repair door jamb
Door closer required on entry door

305W -



In Foreclosure - I could
do repairs by July 15th

Door closer required on entry door
Replace battery in smoke detector
Install hand rails on stairs

4" rule required on guard rails
No use allowed above main level of unit

330 building

301E - N/A

302E - *In foreclosure* - Install hand rail to upper level
however I could do repairs Door closer required on entry door
Room below upper space must remain storage

303E - *By Mar 15th* Door closer required on entry door
Return hand rails into wall or newel post

John
estrick - 304E - Seal pipe above entry door

Not my
unit - 305E - Hand Rail required at stairs
will go into foreclosure Guard Rail required at upper level
Space under upper level must remain storage space

Done Laundry Room - entry door does not close

Common area - Emergency lights do not function - *Done*
Seal wall/ceiling penetrations - *by Apr 15th*
Door rubs on jamb

Done 201E - Door closer required on entry door
Smoke Detector missing in sleeping rooms (2)

202E - N/A

203E - N/A

204E - N/A

205E - Under Construction

Done Laundry Room - door does not close

1st floor common area - Door closer missing - *by Feb 28th*
Emergency Lights do not function - *Done*

101E - seal ceiling @ dryer vent

102E - Seal ceiling penetrations

103E - Repair exterior masonry

104E - Remove tape on sprinkler head in closet

107E - Door closer required on entry door
Seal wall penetrations

Not my
units
sub Seltz &
John
Westrick
units

Finish installing roof trim
Weather seal all windows
All units require Carbon monoxide detectors if gas appliances are in the unit

106E *By July 15th* Repair wall & base tile in laundry closet

Garage – Repair walls, floor & roof
Repair overhead doors
Remove all stored material } *By Aug 15th*

Electrical Report – Contact Dan Moynihan @ 651.266.9036

*Done
by
Criminals
Bob Seltz &
Don Frable*

2011 NEC (National Electrical Code) Art. 334 & 338– All NM Cable and SE Cable dated after 2007 (except Unit 105E) was installed without Electrical permits. Double fee permits have been purchased and wiring in remodeled Units 101E and 102E are approved, and Unit 205E has been approved though rough-in. Feeder wiring to these units at the electrical service is not approved and is required to be installed permanently to 2011 NEC. Areas in the building that still have improperly wired NM and SE cable are the basement by service, and hallway behind Unit 106E.

*Very speedily
probably have to
bring in another
elec. line - will
be done by Aug 15th*

2011 NEC, Article 220.40 – Additional electrical wiring was added in Units 101E, 102E, and 205E to the existing building electrical service which appears to be overloaded. A thorough Service Load Calculation must be submitted to this department to ensure the existing electrical service is sized for the additional load. The service must be replaced if inadequately sized for the load, or a new electrical service must be installed for Units 101E, 102E, and 205E to the 2011 NEC.

MSFC 605.1 – Remove Clear Channel service on building that is no longer in use. Service cannot be reused in the future due to exposure to the elements. - *By May 15th*

MSFC 605.1 – Install panel screws in common area panels that are missing panel screws (Throughout). *By Feb 28th*

2011 NEC, Article 408.4(A) - Provide a complete circuit directory at service panel indicating location and use of all new circuits. The incomplete directories are in the hallway connected to Unit 106E, and by Unit 205E. - *By May 15th*

MSFC 605.6 - Close openings in service panel/junction boxes with knockout seals, breaker blanks, and/or junction box covers throughout common areas in the building. - *By Feb 28th*

MSFC 605.1 – Repair any inoperable exit and emergency lights throughout building. - *Done*

MSFC 605.1 – Repair fire alarm heat detector hanging in SW corner of basement - *By Feb 28th*

- Unit 102W –
1. Rewire electrical in kitchen ceiling to current NEC.
 2. Properly strap flexible metal conduit throughout to current NEC. *By Feb 28th*
 3. Remove/rewire extension cord lighting above bed to current NEC.

Unit 104W – Replace painted over inoperable GFCI receptacle by kitchen sink to current NEC. *In foreclosure, but done by Feb 28th*

Unit 203W – 1. Repair loose receptacle in upper level living room closet. – *by Feb 28th*

2. Strap MC cable in lower level bedroom to current NEC. – *By Feb 28th*

Unit 301W – Install missing hard-wired smoke detector. – *Done*

Unit 303W – Remove or rewire illegal extension cord wiring to lights in ceiling. – *by Feb 28th*

Unit 305W – Install missing screws in receptacle cover by kitchen sink. – *by Feb 28th*

Unit 103E – Install switch plate missing by fireplace. – *by Feb 28th*

Unit 205E – Electrical permit for remodeled unit not finished or expired yet. – *John Westrick*

Unit 203E – Electrical permit for remodeled ceiling not finished or expired yet. *By Feb 28th*

Unit 305E – Remove or rewire low voltage lighting in office area to current NEC. *By Feb 28th*

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

PLUMBING REPORT – CONTACT RICK JACOBS @ 651.266.9051

Basement 328-330

Water Heaters, All floors:

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

x(MFGC 503) Install the water heater gas venting to code.

x(MFGC 501.12) The water heater venting requires a chimney liner. → *very spendy - by Aug 15th*

Water Piping:

(MPC 1720) Repair or replace all the corroded, broken, or leaking water piping.

x(MPC 1730) Replace all the improperly sized water piping.

x(MPC 0420) Replace all the improper fittings and fittings that have improper usage.

x(MPC 2100) Install a proper backflow assembly or device for the boiler fill water line and test to code.

x(MPC 1700) Provide water piping to all fixtures and appliances.

By Aug 15th

Waste Piping:

x (MPC 1000) Install a front sewer clean out. → *sounds spendy*

x (MPC 1000) Install a clean out at the base of all stacks.

x (MPC 2400) Plug all open piping and properly pitch all piping.

x (MPC 1430 Subp.4) Install proper pipe supports.

x (MPC 2420) Replace all improper connections, transitions, fittings or pipe usage.

By Sept. 15th

Pump/Basket:

x(MPC 2400 Subp.4) Provide a properly secured cover.

(MPC 2440) Run the clear water sump water to the outside of the building.

x(MPC 2440) Install the correct code compliant materials and piping.

By Aug 15th

Leader(s):

- x (MPC 2700) The rain leaders must be separated from the sanitary sewer. Verify discharge locations and label.
- x (MPC 1430) The rain leaders must be properly supported on all floors to code.
- x (MPC 2700) Roof drains are required. Repair roof drain leaks to code.
- x (MPC 2700) In no case shall water from roofs be allowed to flow upon the public sidewalk.

} BY Aug 15th

Dry Tub/Clothes Washer Box/Standpipe:

- x (MPC 2300) All waste piping in the floors and walls from the old bathroom must be capped or plugged to code.
- x (MPC 0200 P) Install the water piping to code.
- x (MPC 0200 O) Repair/replace the fixture that is missing, broken or has parts missing

} BY Aug 15th

Piping:

- (MFGC 411) Replace all improperly installed gas piping and fittings and identify gas line service locations with labels.
- x (MFGC 402) Remove improperly sized gas piping and install to code.
- x (MFGC 409.3) Separate gas lines per individual units to provide shut off valves. → could be spready
- x (MFGC 409) Install an approved shut off; connector and gas piping for each individual gas appliance.
- x (MMC 103) Remove all disconnected gas lines and unapproved valves.

} BY Sept 15th

Building 330

Unit 101E

- x (MPC 0200 E & MPC 2500) Install a proper fixture vent to code.
- x (MPC 2300) Install the waste piping to code.
- x (MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.

} Westrick/Seltz

Piping:

- x (MMC 303.3) Relocate gas dryer.

Unit 102E

→ Westrick/Seltz

Piping:

- x (MMC 303.3) Relocate gas dryer.

Unit 104 & 105E

→ Seltz

Sink:

- x (MPC 2300) Install the waste piping to code.
- x (MPC 0200 P) Install the water piping to code.

Story:

- x (MPC 2300) Install the waste piping to code.

Place:

- x Finish the fire place installation to code.

} Not sure 'caz its Seltz's stuff

Unit 106E

→ by Feb 28th

The corrections have been made. One permit is needed for the waste correction that was made to the lavatory.

Unit 201E

- x (MPC 0200 E & MPC 2500) verify a proper fixture vent to code.

→ by Apr. 15th

Unit 202E

atory:

x (MPC 2300) Install the waste piping to code.

Unit 203 & 204E-no corrections

Unit 205E

Fixtures:

x (MPC 0320 Subp.3) Plumbing was installed without permits or inspections. Obtain proper permits and provide proper tests and inspections. Remove all sheetrock and expose all plumbing for proper inspections after obtaining the proper plumbing permits.

x (MPC 1210 & MPC 0200 R) Provide proper fixture spacing.

} Westrick/Seltz

Unit 301, 302 & 303E-no corrections

Unit 304E → Westrick

R:
x (MPC 0200 E & MPC 2500) verify a proper fixture vent to code.

Unit 305E → Not my unit... will go into foreclosure

Shower:

x (MPC 0200 E & MPC 2500) Verify the fixture vent is to code.

x (MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.

x (MPC) Provide a faucet with the proper air gap.

Building 328

Unit 101

R was no access to this unit at the time of the inspection. The corrections were seen from the basement level.

atory:

x (MPC 2300) Install the waste piping to code.

Shower:

x (MPC 2300) Install the waste piping to code.

Waste Piping:

x (MPC 2420) Replace all improper connections, transitions, fittings or pipe usage located in the basement.

Unit 102

R
x (MPC 0700) Cap the open pipe above the Kitchen Sink to code. — by Apr. 15th

Unit 104 — will go into foreclosure but will be done by May 15th

Waste Piping:

x (MPC 2420) Replace all improper connections, transitions, fittings or pipe usage located in the basement.

The corrections were seen from the basement level.

R
x (MPC 0200 E & MPC 2500) Install a proper fixture vent to code.

atory:

x (MPC 0200 E & MPC 2500) Install a proper fixture vent to code.

Not my unit - will go into foreclosure
Westrick
Seltz

Unit 106 & 107-no corrections

Unit 201 → By May 15th

R:

x (MPC 2300) Install the waste piping to code.

Unit 202-no corrections

Unit 203

R:

x (MPC 0200 E & MPC 2500) Verify a proper fixture vent to code for all bathroom fixtures.

Piping:

x (MFGC 402) Verify the piping and fittings are the proper sizing for the Thermador gas appliance

} By May 15th

Unit 204 & 205-no corrections

Unit 301-no correction

Unit 302

Broom Group:

x (MPC 0200 E & MPC 2500) Verify the bathroom fixture group has proper fixture vents to code.

By May 15th

Unit 303-no corrections

Unit 304

R:

x (MPC 0200 P) Install the water piping to code. Remove the "quick connects" on the hot and cold water lines.

By May 15th

Unit 305-no corrections

Comments: 1. Remove all unused waste, vent, water, and gas piping to there mains and cap or plug to code.

2. St. Paul City Ordinance. All clear water condensate must drain through a vertical section of the Storm Drain located on the lowest floor possible through a proper air gap.

The connection to the Storm Drain shall be through a p-trap and Back Water Valve approved for drainage piping and a sanitary tee in the vertical position.

All materials per MPC 4715.0580.

3. (MMC Section 303.3) Remove any gas burning appliances that are obtaining combustion air from any of the fallowing rooms or spaces: Sleeping room, bathroom, Toilet room, Storage closet, surgical room.

4. (MPC 1800 Subp.6) Install water supply control valves to each separate room or to each individual fixture.

5. (MPC 0700) Cap all open waste and vent piping in the first floor maintenance room by unit 105.

6. (MFGC 503.3.3 6) There appears to be a vent for a gas burning appliance at the base of the stairs for building 328 east side of the building in the corridor space between the two buildings. This must be installed properly or removed.

} By May 15th

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.

MECHANICAL REPORT – CONTACT JERRY HANSON (MECHANICAL) @ 651.266.9044,
HVAC REPORT – CONTACT GARY REINSBERG (HVAC) @ 651.266.9064

By Apr. 15th

328-101 - Will go into foreclosure

MNMC 918.8 - Disconnect heating duct system from other dwelling units. Provide an adequate source of heat.
MNMC 103 - Remove all unused duct work. Patch and seal all penetrations through all walls and floors.

By Apr 15th

328-102

MNMC 918.8 - Disconnect heating duct system from other dwelling units. Provide an adequate source of heat.
MNMC 103 - Remove all unused duct work. Patch and seal all penetrations through all walls and floors.

By Apr. 15th

328-104

MNMC 918.8 - Disconnect heating duct system from other dwelling units. Provide an adequate source of heat.
MNMC 103 - Remove all unused duct work. Patch and seal all penetrations through all walls and floors.
MNMC 103 – Repair heating baseboard covers.

By Apr. 15th

328-105

MNMC 918.8 - Disconnect heating duct system from other dwelling units. Provide an adequate source of heat.
MNMC 103 - Remove all unused duct work. Patch and seal all penetrations through all walls and floors.

By Apr. 15th

328-201

MNMC 918.8 - Disconnect heating duct system from other dwelling units. Provide an adequate source of heat.
MNMC 103 - Remove all unused duct work. Patch and seal all penetrations through all walls and floors.

By Apr. 15th

328-202

MNMC 918.8 - Disconnect heating duct system from other dwelling units. Provide an adequate source of heat.
MNMC 103 - Remove all unused duct work. Patch and seal all penetrations through all walls and floors.

Apr 15th

328-203

MNMC 918.8 - Disconnect heating duct system from other dwelling units. Provide an adequate source of heat.

Apr. 15th

328-204

MNMC 918.8 - Disconnect heating duct system from other dwelling units. Provide an adequate source of heat.
MNMC 103 - Remove all unused duct work. Patch and seal all penetrations through all walls and floors.

328-301

MNMC 103 - Provide proper fire rating around the bath exhaust duct where it penetrates the ceiling. *by Feb 28th*

MNMC 504 - Install clothes dryer exhaust. *there is no clothes dryer*

328-302

MNRC R303.3 - Replace bath exhaust duct and install to meet code. *by Apr. 15th*
MNFGC 406 - Conduct a witnessed test on gas piping system.

Unit 328-303

MNMC 307.2 - Run condensate drain three-quarter inch nominal size from furnace discharge to an approved location.

MNFGC 307.5 - Provide means of condensate overflow protection for furnace.

By Apr 15th

MNMC 309 - Provide documentation that the heating system is properly sized for the total heat loss of the unit and each room.

MNMC 103 - Remove all unused duct work. Patch and seal all penetrations through all walls and floors.

MNRC R303.3 - Install exhaust in lower level bathroom.

328-304

No corrections required.

328-305 - In Foreclosure

MNMC 309 - Provide documentation that the heating system is adequately sized for the heat loss of each room.

MNRC R303.3 - Verify that bathroom exhaust is run to exterior in a code compliant manner.

Feb 28th

328-First Floor Water Heater Room

MNMC 103 - Remove the unused duct that connects to the second floor and seal opening in the brick wall.

Apr. 15th

328-First Floor Furnace Room

MNMC 103 - Remove furnace and all duct work that attaches to the duct system. Patch and seal all opening and penetration through non-rated and rated walls and floors.

Westrick/Seltz

330-101

MNMC 505 - Seal the kitchen exhaust duct at all joints and seams. Duct insulation is required minimum three feet back into the conditioned space.

MNRC R303.3 - Install bathroom exhaust.

MNMC 309 - Provide documentation that the heating source is properly sized for the total heat loss of the unit and each room.

Westrick/Seltz

330-102

MNMC 309 - Provide documentation that the heating system is adequately sized for the heat loss of each room.

MNMC 103 - Provide access to the bath and dryer exhaust ducts for inspection.

MNFGC 303.3 - Provide combustion air and a solid door with weather tight gasket for clothes dryer room.

330-103 - Westrick/Seltz

MNMC 309 - Provide documentation that the heating source is properly sized for the total heat loss of the unit and each room.

330-104 - Seltz

MNMC 1208 - A licensed contractor must obtain a permit for the in-floor heating system installation and conduct pressure test.

MNMC 103 - Submit documentation from a licensed contractor that the gas fireplace is clean and safe for use or remove.

MNMC 103 - Provide access to all concealed duct work for required inspection, which includes but not limited to kitchen, clothes dryer and bathroom exhausts.

330-106

No corrections required.

330-107 By Apr. 15th

MNMC 309 - Provide documentation that the heating system is adequately sized for the heat loss of each room.

Apr. 15th

330-201

MNMC 309 - Provide documentation that the heating source is properly sized for the total heat loss of the unit and each room.

MNRC R303.3 - Install bathroom exhaust. - Apr. 15th

330-202

MNRC R303.3 - Verify that bathroom exhaust is run to exterior in a code compliant manner.

330-203

No corrections required.

330-204

No corrections required.

330-205

MNRC R303.3 - Install bathroom exhaust. } Seltz/Westrick
MNMC 504 - Install clothes dryer exhaust. }

Apr. 15th

330-301

MNMC 309 - Provide documentation that the heating system is adequately sized for the heat loss of each room.

MNRC R303.3 - Verify that bathroom exhaust is run to exterior in a code compliant manner.

Apr. 15th

330-302

MNRC R303.3 - Install bathroom exhaust.

330-303

No corrections required.

330-304

No corrections required.

330-305

Apr 15th

MNMC 309 – Provide documentation that the heating system is adequately sized for the heat loss of each room.

330 - Basement Laundry and Boiler Rooms

MNMC 103 - Remove all unused ducts, patch and seal all unused penetrations through rated wall and floors.

Apr 15th

MNMC 103 - Remove unused exhaust fan.

MNMC 103 - Repair the insulation on the combustion air duct for the boiler room.

MNMC 103 - Cap and plug all open pipe and valves in heating system.

MNMC 1205.1.6 - Attach metal tag to expansion tank valve stating; "This valve must be OPEN at all times, except when draining the expansion tank."

Feb 28th

330 - Second Floor Laundry Room

MNMC 103 - Remove unused ducts cap and seal openings.

330 - Third Floor Laundry Room

MNMC 103 - Connect the exhaust duct to the clothes dryer.

All Units and Common Areas

MNMC 103 - Conduct a witnessed pressure test on gas piping system. Verify that gas services are not interconnected.

Separating gas services may take some time July 15th

General Notes

use by use basis

1. There may be concealed construction that was not detected during the inspections on these buildings. If other code violations are uncovered during remediation of the above corrections, they will also need to be mitigated.
2. A forced warm air heating system may only serve one dwelling unit – dwelling separation must be maintained.
3. A temperature of 68 degrees Fahrenheit five feet above the floor must be able to be maintained in all habitable areas.

Apr 15th

FIRE PROTECTION ENGINEER REPORT – CONTACT ANGIE WIESE @ 651.266.8953

328 West Building

Building 328 is a dry system

Both buildings from my observations are fed off of one alarm panel which is in building 328. Silent Night is the service company and the Monitoring Company. It was last inspected by them on 12/30/2010 according to the tag on the alarm panel. (Central Station #952-881-0344, Account# 7100-5442).

Annual test done 1/21/14 - city has report

Air compressor on the dry system is running about every 1.5 minutes. There is major leaks on the system that need to be found and repaired before the compressor burns out and we starting getting false alarm calls to our Fire Department.

by Feb 28th

The last annual inspection made was on 1/25/2013 by Olsen Fire Protection -

In process of being done by Olsen Fire

The overhang where the skyway is located has fire sprinkler heads outside are corroded and need to be replaced. - *By Feb 28th*

3rd floor finish plates are missing on the fire sprinklers in the hallway. (401 style plates) *By Feb 28th*

3rd floor fire sprinkler in the utility room is over 50 years old - *By Feb 28th*

2nd floor stairwell in front of the storage rooms the fire sprinkler is too close together they need to be a minimum of 6 feet apart to prevent cold soldering. *By Feb 28th*

Sound room in Basement or it may be called a storage room by the fire sprinkler riser assembly does not have any sprinkler coverage in the back room. Also in this room there is a painted sprinkler head that needs to be replaced.

The basement has Grinnell Dura Speed heads- 1987

By Feb 28th

All heads need to be spotted correctly in the basement area. NFPA13 2010- 8.3.1.3

Upright sprinklers shall be installed with the frame arms parallel to the branch line, unless specifically listed for other orientation. In all common areas and basement areas the upright sprinklers need to be parallel with branch line for proper discharge and to keep the spray pattern to comply with the manufacturer's listing.

By Feb 28th

Heads in Basement hallway on your way in to the main area are too close together they need to be a minimum of 6 feet apart. In the same location there is a fire sprinkler that is too close to the wall it needs to be a minimum of 4 " away and is painted.

Also this piping is not properly supported with a listed hanger assembly.

By Feb 28th

Basement- Wooden stairwell to the West as you go up the stairs the fire sprinkler heads are over 50 years old and need to be replaced.

By Feb 28th

1st floor- West hallway storage room by furnace replace head it is over 50 years old.

Feb 28th

1st floor- Missing fire sprinkler finish plates in the hallway.

Feb 28th

1st floor- Water Heater room smoke detector must be moved to ceiling it does no good mounted to the wall also in this room we need verification that it is sprinkled above the ceiling to because the wall in this room is not sealed to the deck and a fire could spread above the ceiling space if it is not sprinkled.

Feb 28th

102- 2 fire sprinkler heads are over 50 years old and need to be replaced

Feb 28th

102- 1 head is not 4" off of wall also verify there is a sprinkler head above access panel.

Feb 28th

104- Bathroom corroded head needs to be replaced (why does the fire sprinkler pipe have pipe insulation on it, is there a heat issue in this unit)?

Feb 28th

101-Did not gain entry into this unit

- 105- Fire sprinkler head is sticking out in the middle of the kitchen it is 6' off of the floor Feb 28th
- 105-Fire sprinkler head in the bathroom is corroded and needs to be replaced (sidewall head). Feb 28th
- Taped head in storage unit on 2nd floor remove the tape Feb 28th
- 201- Painted head in the living room Feb 28th
- 2nd floors North laundry room- relocate obstructed head to the center of the room Feb 28th
- 2nd floor storage room- fire sprinkler needs to be at least 4" off of wall Feb 28th
- 204- 15 square foot closet has no sprinkler head in it. Replace 2 painted sprinkler heads in this unit. Feb 28th
- 301-Entryway has a painted fire sprinkler head also bathroom needs a fire sprinkler in it because it is over 55 square feet Feb 28th
- 301- Arm over under mezzanine is missing hanger Feb 28th
- 302- Bathroom needs fire sprinkler head it is over 55 square feet. Feb 28th

Apr 15th Horn/strobes in hallways are not properly spaced. NFPA 72 2010 18.5.4.4.5 states visible notification appliances shall be located not more than 15 feet from the end of the corridor with a separation not greater than 100 feet between appliances.

Apr 15th All condos, sleeping areas or apartments in this building do not have the sound level required. NFPA72 2010 18.4.5.1 states where audible appliances are installed to provide signals for sleeping areas, they shall have a sound level of at least 15dB above the average ambient sound level or 5 dB above the maximum sound level having a duration of at least 60 seconds or a sound level of at least 75 dBA, whichever is greater, measured at the pillow level in the area required to be served by the system using the A-weighted scale (dBA).

Feb 28th All rooms and common areas which include basement laundry rooms, etc have 3/4" piping on the end lines of the fire sprinkle system. It must be replaced with 1" piping according to NFPA 13 2010 Table 22.5.2.2.1 3/4" piping is no longer allowed on pipe schedule systems.

330 East Building

106- Multiple painted upright heads need to be replaced

Feb 28th 106-Radiant Heater needs intermediate temperature heads around it

In Hallway in front of unit 304 head is too far off of wall

Sprinkler finish plates missing all over 3rd floor hallways

Sprinklers finish plates missing all over on 2nd floor hallways

cb 2/28/14

- 2nd floor stairwell Fire sprinklers are too close together by unit 205
- 301-Fire sprinkler head needed under stairs
- 305- Sprinkler coverage is needed in storage area under raised bedroom.
- 302-Painted needs to be replaced in kitchen
- 3rd floor top of east stairwell head is too far off of wall
- 205- Plugged head in back room needs a head put back in due to beam obstructing the other head in the room
- 204-Corroded head in the bathroom
- 203-Fix hole around sprinkler or raise it to be semi-recessed and replace head guard with a listed head guard or remove make shift head guard completely
- 107- 1 head is 50 years old it needs to be replaced
- 104-Tape on head in closet

Feb 28/14

- 330- Basement smoke detector in basement needs replacement is missing and not mounted properly.
- 330- Boiler room smoke detector has been wet needs replacement

Feb 28/14

- Basement heads are Grinnell heads Dura speed heads year 1987
- 330 appears to be converted from a dry system to a wet system.
- NFPA 13 2010-8.3.1.3 Upright sprinklers shall be installed with the frame arms parallel to the branch line, unless specifically listed for other orientation- In all common areas and basement areas the upright sprinklers were not installed in this manner they need to be installed this way for proper discharge and to keep the spray pattern to comply with the manufacturer's listing.

Apr 15/14

Horn/strobes in hallways are not properly spaced, .NFPA 72 18.5.4.4.5 states visible notification appliances shall be located not more than 15 ft from the end of the corridor with a separation not greater than 100 feet between appliances.

Apr 15/14

All condos, sleeping areas or apartments in this building do not have the sound level required. NFPA 72 18.4.5.1 states where audible appliances are installed to provide signals for sleeping areas, they shall have a sound level of at least 15 dB above the average ambient sound level or 5 dB above the maximum sound level having a duration of at least 60 seconds or a sound level of at least 75 dBA, whichever is greater, measured at the pillow level in the area required to be served by the system using the A-weighted scale (dBA).

Feb 23rd *All common areas which include hallways, stairwells, basement area, common use rooms, etc. and all dwelling units shall have all 3/4" piping removed and replaced with 1" piping on end lines of the fire sprinkler system. This is no longer allowed on pipe schedule systems according to NFPA 13 2010 Table 22.5.2.2.1.

Saint Paul Legislative Code authorizes this inspection and collection of inspection fees. For forms, fee schedule, inspection handouts, or information on some of the violations contained in this report, please visit our web page at: <http://www.stpaul.gov/cofo>

You have the right to appeal these orders to the Legislative Hearing Officer. Applications for appeals may be obtained at the Office of the City Clerk, 310 City Hall, City/County Courthouse, 15 W Kellogg Blvd, Saint Paul MN 55102 Phone: (651-266-8585) and must be filed within 10 days of the date of this order.

If you have any questions, email me at: sean.westenhofer@ci.stpaul.mn.us or call me at 651-266-8982 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,

Sean Westenhofer
Fire Inspector
Ref. # 11499