



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

OCT 31 2013

CITY CLERK

We need the following to process your appeal:

- \$25 filing fee payable to the City of Saint Paul (if cash: receipt number Check # 3189)
- 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, <u>November 12, 2013</u>
Time <u>1:30</u>
Location of Hearing: Room 330 City Hall/Courthouse

Address Being Appealed:

Number & Street: 314 Chester City: St. Paul State: MN Zip: 55107

Appellant/Applicant: RBP Realty LLC Email VKARR@Wellingtonmgt.com

Phone Numbers: Business 651-999-5537 Residence _____ Cell _____

Signature: Kick Kan, property manager Date: 10-31-13

Name of Owner (if other than Appellant): RBP Realty LLC

Mailing Address if Not Appellant's: co Wellington Mgt. 1625 Energy Park Drive, St. Paul, MN 55108

Phone Numbers: Business 651-999-5537 Residence _____ Cell 612-309-2777

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

Landlord & Tenant now in negotiation to resolve
Please see floor plan attached

VK
Kick Kan as agent for RBP Realty LLC



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

October 4, 2013

KATHY BAYLISS
WELLINGTON MANAGEMENT
1625 ENERGY PARK DRIVE
SAINT PAUL MN 55108

RE: RE-INSPECTION FIRE CERTIFICATE OF OCCUPANCY WITH DEFICIENCIES
314 – 332 CHESTER ST

Ref. # 13956

Dear Property Representative:

Your building was re-inspected for the Fire Certificate of Occupancy on May 15, 2013. Approval for occupancy will be granted upon compliance with the following deficiency list. The items on the list must be corrected immediately. **A reinspection will be made on November 4, 2013 at 10:00 am.**

Failure to comply may result in a criminal citation or the revocation of the Fire Certificate of Occupancy. The Saint Paul Legislative Code requires that no building be occupied without a Fire Certificate of Occupancy. The code also provides for the assessment of additional reinspection fees.

DEFICIENCY LIST

1. 314 Chester - SBC 3405.1, SBC 110.2 - The occupancy group or use division of this building has been changed from that previously approved. Discontinue the unapproved occupancy or use, or contact the Building Official at 651-266-9071 for a code analysis and to comply with requirements for approved occupancy. - *Change of use approval is required for use of suite 314 as a church (Assembly Occupancy). The currently approved uses are B (Business Occupancy) and S-1 (Storage Occupancy).*
2. 314 Chester - SPLC 40.06 - **Revocation of Certificate of Occupancy - The Certificate of Occupancy for this suite (314 Chester St - Beyond Walls Christian Center) has been revoked for non-compliance and unapproved use. This suite must be vacated by November 4th, 2013 at 10:00 am and may not be re-occupied until approved under permit for the change of occupancy.**
3. 314 Chester - SPLC 34.19 - Provide access to the inspector to all areas of the building.- *Provide access for re-inspection on November 4, 2013 at 10:00 am.*

An Equal Opportunity Employer

4. 322, 324, 326, 328, 330 - SPLC 33.05 - Uncertified portions of the building must not be occupied until inspected and approved by this office.-*Contact Fire Inspector at (651)266-8986 for inspection of these suites once ready to be re-occupied.*

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>

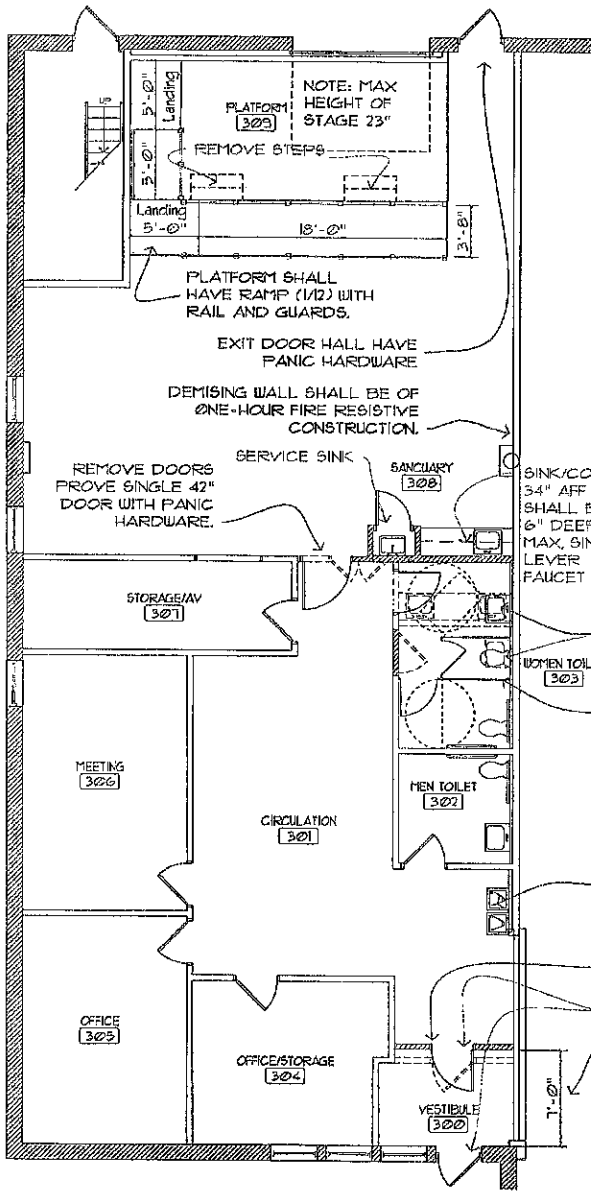
You have the right to appeal these orders to the Legislative Hearing Officer. Applications for appeals may be obtained at the Office of the City Clerk, 310 City Hall, City/County Courthouse, 15 W Kellogg Blvd, Saint Paul MN 55102 Phone: (651-266-8585) and must be filed within 10 days of the date of the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

If you have any questions, email me at mitchell.imbertson@ci.stpaul.mn.us or call me at 651-266-8986 between 7:30 a.m - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Mitchell Imbertson
Fire Inspection
Ref. # 13956

DRAWING FILE: \\P:\DRAWING\2013\13-326\13-326-03A.dwg
 PROJECT: 13-326-03A
 DATE: 04-08-13
 DRAWN BY: RWS
 CHECKED BY: RWS
 PROJECT ADDRESS: Riverview Business Plaza, 314 Chester St., St. Paul, MN 55108
 PROJECT NO.: 13-326-03A



TENANT
BEYOND WALLS

PROJECT ADDRESS
Riverview Business Plaza
314 Chester St - Building C
St. Paul, Minnesota

BLDG MANAGEMENT
Wellington Management
1625 Energy Park Drive, Suite 100
St. Paul, MN 55108

Contact: Vikki Karr
Phone: 651-993-5531
Fax: 651-292-0072
Email: vkarr@wellingtonmgt.com

ARCHITECT / DESIGNER
WJR, Inc.
8175-B Lewis Road Golden
Valley, MN 55421
Contact: Rolf Sullivan
Phone: 763-398-0454
Fax: 763-398-0455
Email: rsullivan@wjrc.com

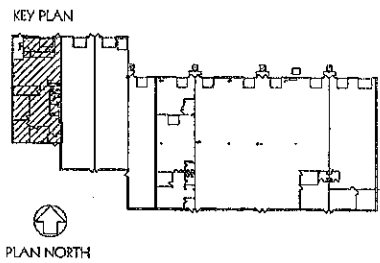
CODE INFORMATION
OCCUPANCY TYPE: A-3
FIRE PROTECTION: Building is FULLY sprinkled.
TENANT AREA: 2,653 GSF
OCCUPANT LOAD: Sanctuary (A) - 948 SF/1 = 135.4 Occupants
Platform (A) - 232 SF/15 = 15.4 Occupants
Meeting Rm (A) - 220 SF/15 = 14.6 Occupants
Office Use (B) - 462 SF/100 = 4.6 Occupants

Total = 170.0 Occupants

EXITS REQUIRED: 2 (Swing in direction of egress travel)

PLUMBING REQ: MEN (85) WOMEN (85)
TOILET: 1-150 = 1 FIXTURE 1-75 = 2 FIXTURES
LAVATORY: 1-200 = 1 FIXTURE 1-200 = 1 FIXTURE
D. FOUNTAIN: 1-1000 (HI-LOW)
5VC SINK: 1

- SINK/COUNTER 3/4" AFF SINK SHALL BE 6" DEEP MAX. SINGLE LEVER FAUCET
- RELOCATE SINK, NEW TOILET
- WOMEN TOILET 303
- NEW PARTITIONS, AND SPECIALTIES
- HI-LO WATER FOUNTAIN REQUIRED. ADD FOUNTAIN, RELOCATE EXISTING.
- RELOCATE DOOR IN NEW WALL. EXIT DOORS SHALL HAVE PANIC HARDWARE
- DOORS IN SERIES - MIN. DISTANCE REQUIRED = 1'-0"



8175-B Lewis Road
Golden Valley, Minnesota 55427
Phone: 763-398-0450
Fax: 763-398-0455

Beyond Walls

Code Review / Corrective Action

314 Chester Street, St. Paul, MN

UPDATE PLAN 06-11-13
Issues & Revisions:
Origination Date:
04-08-13

Project No.:
13-326.03A

Scale:
As Noted
Drawn By: RWS
Approval:

A-1
of

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