



CITY OF SAINT PAUL

July 2, 2019

HOUSING HUB
351 KELLOGG BLVD E.
SAINT PAUL MN 55101

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 495 KENNY ROAD
Ref. # 12219

Dear Property Representative:

Per the City Council resolution on April 3, 2019, an extension on compliance with the orders was granted to July 1, 2019. On July 2, 2019, your building was inspected and found not to be in compliance. Your building was determined to be a registered vacant building on July 2, 2019. Since certificates are for the occupancy of buildings, it has become necessary to revoke the Certificate of Occupancy.

Saint Paul Legislative Code provides that no building shall be occupied without a Certificate of Occupancy. In order to re-occupy the building, the following deficiencies (if applicable) must be corrected and a complete Certificate of Occupancy inspection will be required.

DEFICIENCY LIST

1. Boiler - Unused - MFGC 404.15 - Provide leak tight caps or plugs on disconnected or unused gas lines.-Per conversation with the owner on site during the inspection the boiler is not in use, but there is still a gas line connected to the boiler.
2. Commercial space - Change of use - MSBC 1300.022 Subp. 3 - 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 651-266-8989 with your code analysis and to comply with requirements for approved occupancy.-The previously approved use for the commercial space of this building was: primary use as an F-1 Factory, with a secondary use as S-1 Storage. The building is now being used as an S-2 parking garage.

An Equal Opportunity Employer

3. Commercial space - To residential space - MSFC 703.1, 1103.4 - Provide and maintain fire rated shaft or stairway construction with approved materials and methods. This work may require a permit(s). Call DSI at (651) 266-8989. The minimum rating must be: at least 1 hour.-There are two interior stairways that do not have any fire separation. There is also an open abandoned elevator shaft.
4. Commercial space - Throughout - 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.-
5. Egress from residential space - MSFC 1014.2.1: Where more than one tenant occupies any one floor of a building or structure, each tenant space, dwelling unit and sleeping unit shall be provided with access to the required exits without passing through adjacent tenant spaces, dwelling units and sleeping units.-The only exiting from the residential space leads through the commercial space.
6. Exit doors - Blocked - MSFC 1030.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exit path..-The door that leads to the driveway is blocked with snow from the outside. The door leading to the Brunson street side is blocked on the outside by snow, and from the inside with storage.
7. Front commercial space - Electrical panel - NEC 110-12 - Provide for the electrical equipment to be installed in a neat and worker like manner.-There is an electrical panel in the front commercial space that is missing the front, and has wires hanging out of it. Per conversation on site with owner he stated that the panel is no longer in service. Have a licensed contractor remove the unused electrical panel.
8. Front commercial space - No building permit - MSBC -Section 105.1 - Permits Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Work being done requires a permit.
-There has been new interior walls installed in the front commercial space. There is no permit for this work. The area building inspector issued a stop work order for this project on 6/30/2017.
9. Front commercial space - To residential space - MSFC 703.1, 1106.1 - 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) 266-8989. The minimum rating must be: at least 1 hour.-Multiple holes in the fire rated ceiling in the front commercial space separating the commercial space and the residential.

10. Front commercial space - To residential space - MSFC 1106.2 - Provide a required occupancy separation with approved materials and methods. This work may require a permit(s). Call DSI at (651) 266-8989. The minimum rating must be: at least 1 hour.-
11. Interior - Throughout - 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.-This building is being condemned due to but not limited to: improper egress from the residential space, no occupancy separation, no fire separation, and change of use of the commercial space.
12. Open permits - Multiple - MSBC -Section 105.1 - Permits Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Work being done requires a permit. -There are multiple open permits for this property. There is an open Warm air permit for the installation of a 5 ton roof top furnace (permit number 17-054884) that the warm air inspector has indicated requires corrections. There is an open Mechanical permit for the installation of a 5 ton roof top furnace (permit number 17-054894) that the mechanical inspector has indicated requires corrections. There is an open permit for the installation of new electrical panels (permit number 18-016562) that has not been inspected. Have your contractors make the corrections and have their work inspected and approved.
13. SPLC 39.02(c) - Complete and sign the smoke detector affidavit and return it to this office.
14. 2007 Minnesota existing elevator code 1307.0090 Subp. 8: The dormant elevator/escalator/dumbwaiter must be properly decommissioned.-

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: leanna.shaff@ci.stpaul.mn.us or call me at 651-266-8980 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Leanna Shaff
Fire Safety Inspector

Ref. # 12219