



March 29, 2023

JOHN BARRY
688 MINNEHAHA AVE E
ST PAUL, MN 55106

RE: FIRE INSPECTION CODE COMPLIANCE NOTICE
949 PAYNE AVE

Ref # 12015

Dear Property Representative:

A code compliance inspection of your building was conducted on March 23, 2023, 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 - PROVIDE INFORMATION AS TO USE OF BUILDING - If building is to be used for the same purpose, then a remodeling permit will be necessary. If the building is to be used for a different purpose, then a Change in Use permit will be necessary. Any associated trade permits will be required as well.
2. BUILDING - REPLACE WATER DAMAGED MATERIAL - Replace any water damaged material.

3. BUILDING EXTERIOR - MAY BEGIN ROOF REPAIRS - Roof Replacement Required. - Need compliant drainage, insulation, and roofing components to be provided in plans submitted with application. These processes were approved to begin prior to the Code Compliance Report issuance per Steve Ubl, due to water intrusion.
4. BUILDING EXTERIOR - REPAIR/REPLACE DOORS - SPLC 34.09(3F) -Weather seal exterior doors, threshold, and weather-stripping.
5. BUILDING INTERIOR - PREVENT VERMIN - SPLC 34.32 (2) -Provide weather sealed, air sealed and vermin sealed exterior on all levels.
6. BUILDING INTERIOR - PROVIDE APPROVED INTERIOR DOORS - MNSBC 1010 -Provide approved door configurations and hardware.
7. BUILDING INTERIOR - PROVIDE EXIT SIGNS & EMERGENCY LIGHTING - MNSBC 1013 - Provide exit signs and emergency lighting with backup power
8. BUILDING INTERIOR - PROVIDE HANDRAILS AND GUARDRAILS - MNSBC 1014 -Install continuous handrails (34 inches-38 inches above each nosing) and guardrails (42 inch minimum) at all stairways, and return handrail ends into a newel post or wall per attachment.
9. BUILDING INTERIOR - PROVIDE EGRESS ILLUMINATION AND EMERGENCY POWER - MNSBC 1008 -Provide means of egress illumination with appropriate emergency power.
10. BUILDING EXTERIOR - REPAIR/REPLACE WINDOWS - SPLC 34.09 (3) Repair or replace any deteriorated window sash, broken glass, sash holders, re-putty, etc. as necessary.
11. BUILDING INTERIOR - PROVIDE ADA RESTROOMS - MNSBC Sect. 2902 & 1209. - Restrooms per MN Accessibility Code and MNSBC.

12. ELECTRICAL - PROPER CLOSE ELECTRICAL OPENINGS - MSFC 605.1 & 6 Throughout - Close openings in the 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.
13. ELECTRICAL - PROPERLY SUPPORT WIRING - MSFC 605.1 Above Ceilings - Properly strap and support cables and/or conduits to the appropriate wiring method in Chapter 3 of the current NEC. Remove any illegal wiring not approved for the type of construction.
14. ELECTRICAL - REMOVE ALL IMPORPER WIRING - MSFC 605.1 Throughout -Remove and/or rewire all illegal, improper, or hazardous wiring to the current NEC.
15. ELECTRICAL - ALL WORK DONE UNDER PERMIT - All Electrical work must be done by a Minnesota-licensed electrical contractor under an Electrical Permit from the City of St Paul.
16. ELECTRICAL - CHECK THROUGHOUT FOR POLARITY - MSFC 605.1 Throughout -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/or replace receptacles that are improperly wired or not functioning properly to Article 406.4 (D) of the current NEC.
17. ELECTRICAL - PROVIDE CIRCUIT DIRECTORY - MSFC 605.1 Electrical Panelboards - Provide a complete circuit directory at the service panel indicating location and use of all circuit to Article 408.4 of the current NEC.
18. ELECTRICAL - REPALCE BROKEN FIXTURES - MSVC 605.1 Throughout -Repair or replace all broken, painted-over, corroded, missing or loose receptacles, luminaires (light fixtures), switches, covers and plates to Article 406. 4 (D) & Article 410 of the current NEC.
19. ELECTRICAL - GROUND ELECTRICAL SERVICE - MSFC 605.1 Electrical Service -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.

20. Exterior - Front Door - SPLC 34.33 (3) - Repair and maintain the door in good condition.-Repair or replace door with cracked glass.
21. FIRE SAFETY - PROVIDE FIRE EXTINGUISHERS - MSFC 906.1, MN Stat. 299F.361 - Provide approved fire extinguishers in accordance with the following types, sizes and locations.-Provide a minimum 2A10BC fire extinguishers within 75feet of travel distance on the main floor and basement levels.
22. FIRE SAFETY - PROVIDE ILLUMINATED EXIT SIGNS - MSFC 1104.3, 1013.1 - Provide and maintain approved directional exit signs.-Provide illuminated directional exit signs from the basement and main floor exit doors.
23. FIRE SAFETY - PROVIDE PLANS FOR CHANGE IN USE FOR BUILDING - MSBC 1300.022 Sub. 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.-Provide approved architectural plans with the proposed use of the building to the City of Saint Paul Plan Review.
24. FIRE SAFETY - REMOVE COOKING HOOD & SUPPRESSION SYSTEM - MSFC 904.12.5.2 - Provide required six-month service of the hood and duct fire suppression system. Provide documentation from qualified contractor.-If the kitchen cooking area is to be discontinued, completely remove the hood and the suppression system.
25. FIRE SAFETY - REMOVE SLIDE BOLT LOCK - MSFC 1010.1.9 - 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.-Completely remove the slide bolt lock from the back exit door.
26. FIRE SAFETY - REPLACE ELECTRICAL PANEL COVER - NEC 408.38 - Provide a dead front for the panel.-Replace the missing main electrical panel front cover.
27. FIRE SAFETY - REPLACE MISSING CEILING PANELS THROUGHOUT - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner.-Replace all missing ceiling panels on the main floor and basement areas.

28. FIRE SAFETY - REPLACE/REPAIR LIGHT FIXTURES - MSFC 604.1- All light fixtures shall be maintained with protective globes if originally equipped.-Repair or replace all lighting fixtures throughout the building.
29. MECHANICAL - CLEAN WARM AIR HEATING DUCT SYSTEM - 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.
30. MECHANICAL - INSTALL FURNACE ACCESS COVER - MMC 103 -Install furnace air filter access cover.
31. MECHANICAL - MIDIGATE DISCONNECTED GAS LINES - MMC 103 -Plug, cap and/or remove all disconnected gas lines and unapproved valves.
32. MECHANICAL - PROVIDE ADEQUATE COMBUSTION AIR - MFGC 304 -Provide adequate combustion air and support duct to code.
33. MECHANICAL - PROVIDE BATHROOM VENTILATION - MRC R303.3 -Bathroom ventilation required. 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 a mechanical exhaust system vented to the outside. A Mechanical Ventilation Permit is required if a mechanical exhaust system is installed.
34. MECHANICAL - PROVIDE HEAT IN HABITABLE ROOMS - SPLC 34.11 -Provide heat in every habitable room and bathrooms with at least one exterior wall.
35. MECHANICAL - PROVIDE HEATING REPORT - SPLC 34.11 (6) Heating Report -Clean and ORSAT Test the furnace/boiler 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.
36. MECHANICAL - REPALCE HEAT REGISTERS - MMC 103 -Repair and/or replace heating registers as necessary.

37. MECHANICAL - SUPPORT GAS LINES - MFGC 407-Provide support for gas lines to code.
38. MECHANICAL - ALL EQUIPMENT TO MEET CURRENT CODES - SPLC 34.11 (6) All Mechanical Equipment -All existing mechanical equipment including the makeup air unit, kitchen exhaust and hoods and all kitchen gas piping must be tested and recertified by a licensed Mechanical Contractor and inspected under permit. All existing mechanical equipment will be required to meet current codes being enforced a time of inspection.
39. MECHANICAL - ALL WORK UNDER PERMITS - MMC RULES 1300.0120 -Mechanical Permits are required for all Mechanical work.
40. MECHANICAL - INSTALL LEVER SHUTOFF - MFGC 409.1 -Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
41. MECHANICAL - PROVIDE RETURN AIR - SPLC 34.11 (6) -Provide a means of returning air from every habitable room to the furnace. Return air cannot be taken from closets, bathrooms, toilet rooms, kitchen, or mechanical rooms.
42. MECHANICAL - SERVICE A/C SYSTEM - MMC 103 -Verify that the A/C system is operable, if not, repair, replace or remove and seal all openings.
43. PLUMBING - 1ST FLOOR LAVATORY - MPC 701 -Install the waste piping to code.
44. PLUMBING - 1ST FLOOR SINKS - MPC 701 -Install the waste piping to code.
45. PLUMBING - 1ST FLOOR SINKS. - MPC 301.1 -Repair/replace the fixture that is missing, broken or has parts missing.
46. PLUMBING - 1ST FLOOR TOILET - MPC 402.6 -Install the proper flanged fixture connection on a firm base.

47. PLUMBING - BASEMENT SOIL/WASTE PIPING - MPC .0100 L&M& 708.1 -Plug all open piping and properly pitch all piping.
48. PLUMBING - BASEMENT SOIL/WASTE PIPING - MPC 313 -Install proper pipe supports.
49. PLUMBING - BASEMENT TOILET - MPC 402.6 -Install the proper flanged fixture connection on a firm base.
50. PLUMBING - BASEMENT WATER HEATER - MPC .0100Q -The water heater must be fired and in service.
51. PLUMBING - BASEMENT WATER METER - MPC 609.11 & SPRWS Sec. 94.04(a) -Install water meter to a min. 12 and max. 48 inches above the floor.
52. PLUMBING - BASEMENT WATER METER - MPC 606.2 -The service valves must be functional and installed to code.
53. PLUMBING - BASEMENT WATER PIPING - MPC 301.1(3) -Repair or replace all the corroded, broken, or leaking water piping.
54. PLUMBING - BASEMENT WATER PIPING - MPC .0100 P&Q -Provide water piping to all fixtures and appliances.
55. PLUMBING - BASEMENT WATER PIPING - SPRWS 93.07 -Provide a 1-inch water line to the first major take off.
56. PLUMBING- - BASEMENT TUB/SHOWER - MPC 408.3 -Install scald and thermal shock protection, ASSE Standard 1016.

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. # 12015