



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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Saint Paul, Minnesota 55101-1806

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September 24, 2015

Alka Inc
729 Edgerton St
Saint Paul MN 55130-4116

RE: FIRE INSPECTION CODE COMPLIANCE NOTICE
719 PAYNE AVE

Ref # 11045

Dear Property Representative:

A code compliance inspection of your building was conducted on September 10, 2015 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

General/ Building/ Fire Safety:

SPLC 33.03 – DSI building permit and other trade permits will be required for this work. Contact DSI at (651)266-8989 to obtain any necessary permits.

Fire Inspector: Mitchell Imbertson - (651)266-8986

Building Inspector: James Seeger - (651)266-9046

1. Building Occupancy/ Zoning - SBC 3405.1, SBC 110.2, SPLC 62.101 –
Occupancy: M – Mercantile/ Gas Station
Zoning: B2

This property was inspected as an existing Mercantile Gas Station. Any change from this use will require DSI building and zoning department approvals.

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2. Coolers - 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. - Repair or remove all damaged and non-working coolers and cooler equipment.
3. Exterior - Canopy over Dispensers - 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. - Repair the canopy over fuel dispensers where leaking and deteriorated.
4. Exterior - Drainage - SPLC 34.08 (2) - Provide and maintain the property grade to slope away from the building to minimize the accumulation of water near the building.
5. Exterior - Foundation - SPLC 34.09 (1) a, 34.32 (1) a - Provide and maintain foundation elements to adequately support this building at all points.-Remove the trees which are growing into the building foundation and repair damage in an approved manner.
6. Exterior - Fuel Dispensing - MSFC 2204.2 - Provide proper training to all attendants. The training must include preventing dispensing of flammable/combustible liquids into unapproved containers, immediate attention to spills and releases, location of emergency fuel pump shut-off switches and the use of fire extinguishers.
7. Exterior - Fuel Dispensing - MSFC 2204.3 - Unsupervised dispensing locations must be provided with daily site visits by the owner/operator, regular equipment inspection and maintenance, conspicuously posted instructions for the safe operation of dispensing equipment, a fire alarm transmitting device (a telephone not requiring a coin to operate is acceptable), posted telephone numbers for the owner/operator and Fire Department and a sign posted in a conspicuous location reading:
'IN CASE OF SPILL OR RELEASE
USE EMERGENCY PUMP SHUTOFF!
REPORT THE ACCIDENT!
FIRE DEPARTMENT TELEPHONE NO. 9-1-1
FACILITY ADDRESS _____'
8. Exterior - Fuel Dispensing - MSFC 2203.2 - Provide an approved clearly labeled 'EMERGENCY FUEL PUMP SHUT OFF' switch 20 feet to 100 feet from dispenser(s). If pumps will be used for any unattended dispensing, the shut off switch must be located on the exterior of the building where accessible at all times.
9. Exterior - Fuel Dispensing - MSFC 2205.6 - Post Signage - NO SMOKING, SHUT-OFF ENGINE, NO DISPENSING INTO UNAPPROVED CONTAINERS.-Signage is missing at some of the pumps.
10. Exterior - Gas Tanks - 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 requires a permit from the Fire Inspection Division, contact DSI at (651)266-8944.-Remove the two out of service

UST gasoline tanks (6,000 gallon and 4,000 gallon capacity). Per MPCA, the tanks are not approved to return to service.

11. Exterior - Mechanical Room - MSFC 510.1 - Provide MECHANICAL ROOM sign on door.
12. Exterior - Mechanical Room - SPLC 34.19 - Provide access to the inspector to all areas of the building.-Provide access to the mechanical room. Door was screwed shut at time of inspection and no access was available.
13. Exterior - Parking - SPLC 34.08 (7), MSDS 1106 - 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 the deteriorated parking lot surface and mark out the parking lot in accordance with a Zoning approved site plan. Mark accessible parking spaces in accordance with code requirements.
14. Exterior - Rear - SPLC 71.01 - Provide address numbers on building visible from the alley side of the building.
15. Exterior - Roof - SPLC 34.33 (1) d - Provide and maintained the roof weather tight and free from defects.-Building shows signs of roof leaking. Install approved roof covering and ensure roof is insulated to code.
16. Exterior - Walls - 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.
17. Exterior - Windows - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window in good condition.-Replace cracked glass panes, repair or replace windows which have been boarded over.
18. Exterior - SPLC 45.03 (6) - Cut and maintain the grass/weeds less than 8 inches tall.
19. Exterior - SPLC 34.08 (1), 34.31 (1) - All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces.
20. Fire Extinguishers - 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.
21. Fire Extinguishers - MSFC 906.1, MN Stat. 299F.361 - Provide approved fire extinguishers in accordance with the following types, sizes and locations.-Provide minimum 2A10BC fire extinguishers spaced not more than 75 feet travel distance from any point in the building to an extinguisher. They must be permanently mounted between 3 and 5 feet high in readily visible and easily accessible locations.
22. Fire Extinguishers - MSFC 901.6 - Have fire extinguisher recharged and tagged. - Charge or remove the empty fire extinguisher near counter.

23. Front Entry Door - MSFC 1008.1.8 - Post a sign stating 'THIS DOOR MUST REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED' at main exits with interior key locks. The minimum stroke of the letter must be 1 inch high with a contrasting background. Post at interior side of the door.
24. Licensing - SPLC 310.02 - Contact DSI/Licensing at (651) 266-9090 to obtain any necessary licenses (grocery, tobacco, etc.) prior to opening for business.
25. Throughout - Ceilings - SPLC 34.34 (6) - Repair and maintain the ceiling in an approved manner. - Repair water damaged areas of ceiling. Properly install or remove the ceiling grid system for the suspended ceiling.
26. Throughout - Floors - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the floor in an approved manner. - Repair damaged areas of floor, provide approving flooring surfaces throughout the building.
27. Throughout - 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. - Provide approved lighting throughout the building.
28. Throughout - Walls - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls in an approved manner.

Electrical:

Minnesota Electrical Act - All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit. Any open walls or walls opened as part of this project must be wired to the standards of the current NEC.

Electrical Inspector: Randy Klossner – (651)266-9032

29. MSFC 605.1 – 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. Article 250, NEC
30. NEC 408.4 – Service/Subpanel(s) - Provide a complete circuit directory at the electrical panel(s) indicating location and use of all circuits.
31. NEC 110.3(B) – Service/Subpanel(s) - Replace circuit breakers in electrical panel that are not listed for that manufacturer's panel-board with proper circuit breakers.
32. NEC 240.4 – Service/subpanel(s) - Verify that circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices.
33. NEC 110.12(A) – Throughout - Close openings in service panel/junction boxes with knockout seals, breaker blanks, proper cable clamps, and/or junction box covers.

34. NEC Chapter 3 – Throughout - Properly strap and support cables and/or conduits to current NEC.
35. MSFC 605.1 – Throughout - Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaires (light fixtures), switches, covers and plates to current code. Article 406.4(D) & Article 410, NEC
36. 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 current NEC. Article 406.4(D), NEC
37. MSFC 605.1 – Exterior - Properly support/wire exterior luminaire (light fixture) at exterior door to current NEC.
38. MSFC 605.1 – Throughout - Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
39. MSFC 605.1 – Service Panel - Replace electrical service panel, due to excessive corrosion, to current NEC.
40. MSFC 605.1 – Throughout - Replace conduit/fittings due to excessive corrosion.
41. MSFC 605.1 – Throughout - Repair damaged electrical wiring and/or equipment, due to vandalism, to the current NEC.
42. MSFC 605.1 – Throughout – Remove/rewire NM Cable to current NEC. Article 334.10 (3), 334.12, NEC
43. NEC 514.11(A) – Dispensers – Install emergency shut off switch for dispensers, associated equipment and motors, to current NEC.
44. MSFC 605.1 – Mechanical Room on roof – Ensure all electrical wiring properly installed to the code it was installed under. (No access was available at time of inspection)
45. MSFC 605.1 - No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored. Electrical service must be restored prior to re-occupancy.

Mechanical:

MN Rules 1300.0120 - Mechanical permits are required for this work. All work must be completed by a licensed contractor.

Mechanical Inspector: Maureen Hanson – (651)266-9043

46. MMC, MFGC - There was no access to roof during the inspection. There appears to be heating and cooling equipment on it. Bring all equipment up to code and provide access for inspection.
47. SPLC 34.11 (6) - Clean and Orsat test rooftop furnace burner. Check all controls for proper operation. Check heat exchanger for leaks; provide documentation from a licensed contractor that the heating unit is safe.
48. MMC 401.4.2, MMC 604.1 - Verify that the bathroom exhaust is vented to the outside in a code compliant manner.
49. 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.
50. MMC 103 - Repair and/or replace heating registers as necessary.
51. SPLC 34.11(6) - Provide heat in every habitable room and bathrooms.
52. MMC 307.2 – Submit documentation the walk in coolers are operational and run condensate drain from walk-in cooler to an approved location and secure as needed.
53. MMC, SPLC 34 - The gas meter is at the rear of the building and is locked. Restore service prior to re-occupancy.

Plumbing:

All corrections to waste, vent, water and gas piping shall be as per the Minnesota Plumbing Code Chapter 4715 and Chapter 326, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code and the Saint Paul Regional Water Service Code.

Plumbing Inspector: Karl Abrahamson – (651)266-9049

54. Water Heater - (Appliance was not accessible, verify compliance) - MPC 2210.3 - A pressure and temperature relief valve is required.
55. Water Heater - (Appliance was not accessible, verify compliance) - MPC 2210.4 - Correct the pressure and temperature relief valve discharge.
56. Water Heater - (Appliance was not accessible, verify compliance) - MFGC 409, MFGC Chapter 4 - Install the gas shut off and the gas piping to code.
57. Water Heater - (Appliance was not accessible, verify compliance) - MFGC 503 - Install the water heater gas venting to code.
58. Water Heater - (Appliance was not accessible, verify compliance) - MFGC 501.12 - The water heater venting requires a chimney liner.

59. Water Heater - (Appliance was not accessible, verify compliance) - MPC 1730.1 - Install the water piping for the water heater to code.
60. Water Heater - (Appliance was not accessible, verify compliance) - MPC 0200 V - Install an approved automatic gas control valve.
61. Water Heater - (Appliance was not accessible, verify compliance) - MPC 2180 - The water heater must be fired and in service.
62. Water Heater - (Appliance was not accessible, verify compliance) - MFG 301 - Provide adequate combustion air for the gas burning appliance.
63. Water Meter - MPC 1700, SPRWS Sec.88.10 - The water meter must be installed and in service.
64. Water Meter - MPC 1800 Subp.3, 4 - The service valves must be functional and installed to code.
65. Water Piping - MPC 1720 - Repair or replace all the corroded, broken, or leaking water piping.
66. Soil/Waste Piping - MPC 1000 - Install an approved front sewer clean-out.
67. Soil/Waste Piping - MPC 2420 - Replace all improper connections, transitions, fittings or pipe usage.
68. Soil/Waste Piping - MPC 0200 - Replace all corroded cast iron or steel waste or vent piping
69. Throughout - MPC 2400.4 - Caulk all the fixtures to code.
70. Throughout - MPC 0320.3 - Plumbing was installed without permits or inspections. Obtain proper permits and provide proper tests and inspections.
71. Throughout - MPC 1210 - Remove all unused waste, vent, water, and gas piping to the main and cap or plug to code.
72. Mechanical Room - SPLC 34.19 - Mechanical room not accessible during inspection, additional corrections may be required once access is gained.
73. MPC, SPLC 3404.2.13.1.3 - The existing Flammable Waste Separator must be abandoned or removed under permit from DSI.

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.

Ref. # 11045