



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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August 30, 2017

Nam M Ho
559 Heinel Dr
Roseville MN 55113-2108

RE: FIRE INSPECTION CODE COMPLIANCE NOTICE
694 SNELLING AVE N

Ref # 13376

Dear Property Representative:

A code compliance inspection of your building was conducted 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.

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: A-2 (Bar/ Restaurant)
Zoning: T2
This property was inspected as an existing A-2 bar/restaurant. Any change from this use will require DSI building and zoning department approvals. 1st Floor has been partially gutted and floor plans will be required for future build-out.
2. 1st Floor - Ceiling Joists - Provide report from a Minnesota licensed structural engineer for 1st floor ceiling joists and repair as necessary to properly support the ceiling in
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accordance with building code requirements. Some of the joists are damaged and appear to be over-spanned.

3. 1st Floor - Exit Doors - MSFC 1008.1.2 - Exit doors must swing in the direction of travel. Change the swing of the door. All marked exits from the assembly area (restaurant seating) must swing out.
4. 1st Floor - Exit Doors - MSFC 1008.1.9 - Provide and maintain approved panic release hardware on all exit doors. Remove all other non-approved locks.
5. 1st Floor - Front Entry - MSFC 1104.1, 1008.1.9.3 - 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.
6. 1st Floor - Occupant Load - MSFC 1004.3 - Post the occupant load on an approved sign in a conspicuous location near the main exit of the room. Maximum occupancy to be determined based on plans.
7. Basement - SPLC 34.22 - Properly abate the loose and damaged asbestos pipe wrapping. Provide documentation from a qualified contractor.
8. Emergency Lighting - MSFC 1006.3 - Provide and maintain an approved emergency lighting system.-Emergency light fixtures will be required to illuminate 1st floor exit paths and main seating area.
9. Exit Signs - MSFC 1011.2 - Provide and maintain approved exit signs. Illuminated exit signs will be required to direct to the 1st floor exits.
10. Exterior - Address Numbers - MSFC 505.1 - Provide address numbers on building.- Provide address numbers on front and rear sides of the building. Numbers must be 4 inches high minimum and must be reflective or illuminated at night.
11. Exterior - Graffiti - SPLC 45.03(6) - All exterior surfaces must remain free of any initials, marks, symbols, designs, inscriptions or other drawings, scratched, painted, inscribed or otherwise affixed.
12. Exterior - Parking Lot - SPLC 34.08 (7) - Parking Lot Maintenance - Mark out the parking lot in accordance with a plan approved by DSI Zoning.
13. Exterior - Roof - SPLC 34.09 (1) e, 34.32 (1) d - Provide and maintained the roof weather tight and free from defects.
14. Exterior - 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.
15. Exterior - SPLC 34.33 - Repair or replace exterior doors and windows.

16. Exterior - SPLC 34.08 (1), 34.32 (1) - All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces.
17. Fire Extinguishers - Kitchen - MSFC 906.1, MN Stat. 299F.361 - Provide approved fire extinguishers in accordance with the following types, sizes and locations.-Provide one K - Class fire extinguisher within the cooking area of commercial kitchens if any deep fryers are installed. They must be permanently mounted between 3 and 5 feet high in readily visible and easily accessible locations.
18. 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.
19. Kitchen - Hood - MSFC 904.2.1 - Hood and hood suppression system has been partially removed from the kitchen, permits will be required for any new installation.
20. Rear Cooler Addition - SPLC 34.09 (1)(2), 34.33 (1) - 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.-Repair or remove the rear walk-in cooler addition with damaged walls.
21. Throughout - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls, floors, and ceiling in an approved manner. Interior has been partially gutted.
22. Throughout - SPLC 34.08 (1), 34.34 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.-Clean all debris throughout the interior of the building.

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: Dave Blank – (651)266-9035

23. MSFC 605.1 – Electrical Service - Replace electrical service panel due to excessive corrosion per Article 110.12 (B) of the current NEC.
24. MSFC 605.1 – Throughout – All new, damaged, or disconnected electrical wiring must be wired or repaired to the current NEC.

Mechanical:

MN Rules 1300.0120 - Mechanical permits are required for this work. All work must be

completed by a licensed contractor.

Mechanical Inspector: Christi Dick – (651)266-9045

25. MNFGC 409.5 - Install approved lever handle manual gas shutoff valve on Furnace/Boiler and remove unapproved valves.
26. MNFGC 409.1 - Install approved automatic gas valve for furnace/boiler.
27. MNFGC 409.1 - Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
28. HEATING REPORT - SPLC 34.11 (6) - Clean and Orsat test 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.
29. MNFGC 308.4.4 - Provide a minimum of thirty inches of clearance in front of furnace/boiler for service or as specified in the furnace manufacturer's installation instructions.
30. MNFGC 617.5 (1) - Move return air intake a minimum of ten feet from furnace flue draft diverter or relocate it to another room.
31. MNFGC 501.12 - Install approved metal chimney liner.
32. MNFGC 503 - Replace furnace/boiler flue venting to code.
33. MNFGC 501.12 - Connect furnace/boiler and water heater venting into chimney liner.
34. MNFGC 510.8.2 - Provide adequate clearance from flue vent pipe on furnace/boiler to combustible materials or provide approved shielding according to code.
35. MNFGC - 304 - Provide adequate combustion air and support duct to code.
36. MNFGC - 407 -Provide support for gas lines to code.
37. MNMC 103 - Plug, cap and/or remove all disconnected gas lines and unapproved valves.
38. MNRC R303.3 - 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 exhaust system vented to outside. A mechanical ventilation permit is required if an exhaust system is installed.
39. MNMC 103 - Install furnace air filter access cover.

40. MNMC 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.
41. MNMC 103 - Repair and/or replace heating registers as necessary.
42. SPLC 34.11(6) - Provide heat in every habitable room and bathrooms.
43. MNMC 103 - Attach metal tag to expansion tank valve stating that this valve must be OPEN at all times except when draining the expansion tank.
44. MNMC 103 - Support supply and return piping for heating system according to code.
45. MNMC 1208.1 - Conduct witnessed pressure test on hot water heating system and check for leaks.
46. MNMC 1006 - Install boiler pressure relief valve and pipe discharge to within eighteen inches of the floor.
47. MNMC 1005.2 & MNPC 4715.1940 - Install back flow preventer on city water fill line to hot water heating system and pipe vent as required.
48. MNMC 103 - Repair or replace fin tube radiation and covers as needed.
49. MNMC 103 - Repair or replace radiator valves as needed.
50. MNMC 103 - Submit documentation from a licensed contractor that the wood burning fireplace is clean and safe for use or permanently seal openings.
51. MNMC 3- MNMC 918.6 - Provide a means of returning air from every habitable room to the furnace. Return 07.2 - Run condensate drain from A/C unit coil in basement to an approved location and secure as needed.

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: Jim Kaufer – (651)266-9054

Basement

Water Heater:

- 52. (MFGC 503) Install the water heater gas venting to code.
- 53. (MFGC 501.12) The water heater venting requires a chimney liner.
- 54. (MPC 501) Install the water piping for the water heater to code.
- 55. (MPC .0100 Q) The water heater must be fired and in service.

Water Meter:

- 56. (MPC 609.11 & SPRWS Sec. 94.04 (a)) install the water meter to a min. 12 and max. 48 inches above the floor.
- 57. (MPC 609.11) Support the water meter to code.
- 58. (MPC 609.11 & SPRWS Sec.88.14) The water meter must be installed and in service.
- 59. (SPWS Sec.88.10) Repair the water meter.
- 60. (MPC 606.2) The service valves must be functional and installed to code.

Water Piping:

- 61. (MPC 301.1 (3)) Repair or replace all the corroded, broken, or leaking water piping.
- 62. (MPC 604) Replace all the improper fittings and fittings that have improper usage.
- 63. (MPC 603.5.10) Install a proper backflow assembly or device for the boiler fill water line.
- 64. (MPC .0100 P & Q) Provide water piping to all fixtures and appliances.
- 65. (SPRWS 93.07) Provide a 1 inch water line to the first major take off.
- 66. (MPC 313) Add the appropriate water pipe hangers.

Soil/Waste Piping:

- 67. (MPC 719.1) Install a front sewer clean out.
- 68. (MPC 707.4) Install a clean out at the upper terminal at each horizontal drainage pipe.
- 69. (MPC .0100 L & M & 708.1) Plug all open piping and properly pitch all piping.
- 70. (MPC 313) Install proper pipe supports.
- 71. (MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
- 72. (MPC .0100 M) Replace all corroded cast iron or steel waste or vent piping

Basement

Toilet:

- 73. (MPC .0100 E & 901) Install a proper fixture vent to code.
- 74. (MPC 701) Install the waste piping to code.
- 75. (MPC .0100 P & Q) Install the water piping to code.
- 76. (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
- 77. (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
- 78. (MPC 402.6) Install the proper flanged fixture connection on a firm base.

Gas Piping:

- 79. (MMC 103) Replace all corroded gas piping.
- 80. (MMC 1346.0103) Replace all improperly installed gas piping and fittings.
- 81. (MMC 1346.0103, MFGC 402) Remove improperly sized gas piping and install to code.
- 82. (MFGC 407) Add the appropriate metal hangers.
- 83. (MFGC 406.4.1) Conduct a witnessed pressure test on gas piping system.
- 84. (MMC 103) Remove all disconnected gas lines and unapproved valves.

First Floor

Sink:

- 85. (MPC .0100 E & 901) Install a proper fixture vent to code.
- 86. (MPC 701) Install the waste piping to code.
- 87. (MPC .0100 P & Q & 419.2) Install the water piping to code.
- 88. (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.

- 89. (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
- 90. (MPC .0100 B) Provide the proper potable water protection for the faucet spout

Lavatory:

- 91. (MPC .0100 E & 901) Install a proper fixture vent to code.
- 92. (MPC 701) Install the waste piping to code.
- 93. (MPC .0100 P & Q & 419.2) Install the water piping to code.
- 94. (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing
- 95. (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
- 96. (MPC .0100 B) Provide the proper potable water protection for the faucet spout.

Toilet:

- 97. (MPC .0100 E & 901) Install a proper fixture vent to code.
- 98. (MPC 701) Install the waste piping to code.
- 99. (MPC .0100 P & Q) Install the water piping to code.
- 100. (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
- 101. (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
- 102. (MPC 402.6) Install the proper flanged fixture connection on a firm base.

Gas Piping:

- 103. (MMC 103) Replace all corroded gas piping.
- 104. (MMC 1346.0103) Replace all improperly installed gas piping and fittings.
- 105. (MMC 1346.0103, MFGC 402) Remove improperly sized gas piping and install to code.
- 106. (MFGC 411) Install an approved shut off; connector and gas piping for the range.
- 107. (MFGC 407) Add the appropriate metal hangers.
- 108. (MFGC 406.4.1) Conduct a witnessed pressure test on gas piping system.
- 109. (MMC 103) Remove all disconnected gas lines and unapproved valves.

Exterior

Lawn Hydrant(s):

- 110. (MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
- 111. 01 & 904) Provide the proper size vents through the roof.

General:

- 112. (MN Rules Chapter 1300.0120) Obtain permits and provide tests/inspections for the plumbing performed without permits.
- 113. (MPC .0100 L & M) Remove unused waste, vent, water, and gas piping to the main and cap/plug to code.
- 114. (MPC .0100 R, 402.1, 402.5, & 408.6) Provide proper fixture spacing.

- 30. air cannot be taken from closets, bathrooms, toilet rooms, kitchen or mechanical rooms.
- 31. - MNMC 103 - Verify that A/C system is operable, if not, repair, replace or remove and seal all openings.
- 32. - MNMC 1005.1 - Install isolation valves on boiler supply and return pipes.
- 33. - MNMC 103 - Abate or remove friable asbestos. Provide documentation that the work was completed by a state licensed asbestos abatement contractor.
- 34. MN RULES 1300.0120 - mechanical permits are required for the above work.
- 35. ALL MECHANICAL EQUIPMENT – SPLC 34.11[6] All existing mechanical equipment including all gas piping must be tested and re-certified by a licensed Mechanical Contractor and inspected under permit. All existing Mechanical equipment will be required to meet current codes being enforced at time of inspection.

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 Clerks 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. # 13376