



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220
Saint Paul, Minnesota 55101-1806

Telephone: 651-266-8989
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November 22, 2010

Del Co Limited Partnership
Po Box 17122
St Paul MN 55117-0075

NOTICE OF CONDEMNATION UNFIT FOR HUMAN HABITATION ORDER TO VACATE

RE: 520 RICE ST
Ref. # 85278

Dear Property Representative:

Your building was inspected on November 22, 2010.

The building was found to be unsafe, unfit for human habitation, a public nuisance, and a hazard to the public welfare or otherwise dangerous to human life. A Condemnation Placard has been posted on the building.

CONDEMNATION OF THE BUILDING REVOKES THE CERTIFICATE OF OCCUPANCY.

Failure to complete the corrections may result in a criminal citation. The Saint Paul Legislative Code requires that no building be occupied without a Fire Certificate of Occupancy.

DEFICIENCY LIST

1. Rear of Building - SPLC 34.09 (2), 34.32(2) - Repair or replace the unsafe stairways, porch, decks or railings in an approved manner. This work WILL require a permit(s). Call DSI at (651) 266-9090.
2. 2nd floor Hallway - MSFC 703 - 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) 266-9090. The minimum rating must be: 1 Hour-This ceiling has holes that have to be repaired with fire rated materials to maintain the required 1 hour separation .

3. 2nd floor storage room - MSFC 703 - 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) 266-9090. The minimum rating must be: 1 Hour-This storage room has holes that have to be repaired with fire rated materials to maintain the necessary 1 hour separation.
4. 2nd floor storage room - MSFC 703 - Provide and maintain fire rated wall construction with approved materials and methods. This work may require a permit(s). Call DSI at (651) 266-9090. The minimum rating must be: 1 Hour-The walls have holes that have to be repaired with fire rated materials to maintain the necessary 1 hour separation.
5. 3rd Floor - MSFC 703 - 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) 266-9090. The minimum rating must be: 1 Hour
6. 3rd Floor - MSFC 703 - Provide and maintain fire rated wall construction with approved materials and methods. This work may require a permit(s). Call DSI at (651) 266-9090. The minimum rating must be: 1 Hour
7. All Units - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window frame.-There is more than one window affected that is not properly secured into the window frames of all apartments .Check all window frames and make sure they are weather tight .
8. In front of the entry door 520 Rice - SPLC 34.08 (10) - Call Public Works at (651) 266-6120 to report the damaged or deteriorated sidewalks, walkways or stairs.
9. Rear of Building - SPLC 34.08 (1), 34.31 (1) - All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces.
10. Rear of building - SPLC 34.08 (7) - 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.
11. Store 520 Rice - NEC - 110,12 - Correct hazardous wiring at service, Wiring on the floor at the base of the shelves at the end of the meat show case.
12. Store 520 Rice - NEC 440.13 - For cord-connected equipment such as room air conditioners, household refrigerators and freezers, drinking water coolers, and beverage dispensers, a separable connector or an attachment plug and receptacle shall be permitted to serve as the disconnecting means. The appliance must plug directly into a permanent outlet.-All freezers must be plugged directly in to the receptacle.
13. Store 520 Rice - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.-Multiple locations
14. Store 520 Rice - MSFC 1010.1, 1004.3.1 - Provide and maintain a minimum of 44 inch aisles where storage or fixtures are on two sides of the aisle.

15. Store 520 Rice - MSFC 1011.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exit way.-Portion of the store that has a meat counter. Remove all cords from all pathways
16. Store 520 Rice - SPLC 34.10 (6), 34.33 (5) - Exterminate and control insects, rodents or other pests. Provide documentation of extermination.-Have a licensed exterminator exterminate for all insects and rodents.
17. Store 520 Rice - MSFC 705.1 - Provide a required occupancy separation with approved materials and methods. This work may require a permit(s). Call DSI at (651) 266-9090. The minimum rating must be: 1 Hour-The commercial space must provide a 1 hour separation from the apartments required by code.
18. Store 520 Rice - SPLC 34.10 (7), 34.33 (6) --Repair or replace the damaged framing of the cabinets behind the store register.
19. Store 520 Rice - SPLC 34.10 (7), 34.33 (6) - Replace all rotten wood floor surfaces and maintain the woodwork in an approved manner.
20. Store 520 Rice Basement - SPLC 34.10 (2), 34.33 - Repair and maintain the damaged structural member. This repair WILL require a building permit, call DSI at (651) 266-9090.-There are structural members in the basement that have rotted wood. That makes the store floor not structurally sound.
21. The entire floor of the Store 520 Rice - SPLC 34.10 (7), 34.33 (6) - The floor tile in the store has torn and broken, and missing floor tile ,tile h as to be replaced after the rotten wood floor surface has been replaced.
22. Unit 8 - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the floor in an approved manner.-Repair or replace the floor tile. Kitchen floor has torn tile or tile missing.
23. Unit 8 - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the walls in an approved manner.-Repair or replace the damaged or deteriorated wall coverings. Paint the entire apartment.
24. Unit 1 - MSFC 703 - 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) 266-9090. The minimum rating must be: 1 Hour-Bathroom ceiling has upon inspection a drop or suspended ceiling that is not a fire rated assembly. Needed a 1hour separation. Inspection of the ceiling panels do not show they are fire rated. There is penetration in the ceiling above. Code requires a 1 hour separation between floors.
25. Unit 1 - MSFC 703 - Provide and maintain fire rated wall construction with approved materials and methods. This work may require a permit(s). Call DSI at (651) 266-9090. The minimum rating must be: 1 Hour-Bathroom walls have holes that require fire rated materials repair.

26. Unit 1 - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 415.0220 - Repair or replace and maintain the plumbing fixture to an operational condition.-Repair or replace and maintain an approved private toilet. Secure toilet to floor.
27. Unit 1 - SPLC 34.10 (4), 34.33 (3) - Provide a bathroom floor impervious to water.- After securing toilet to floor caulk the base of the toilet.
28. Unit 10 - SPLC 34.10 (5), 34.33 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.
29. Unit 10 - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the walls in an approved manner.-Repair or replace the damaged or deteriorated wall coverings. Paint the entire apartment.
30. Unit 11 - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where broken or missing.
31. Unit 12 - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 415.0220 - Repair or replace and maintain the plumbing fixture to an operational condition.-Repair or replace and maintain an approved private toilet. Secure toilet to floor
32. Unit 12 - SPLC 34.10 (4), 34.33 (3) - Provide a bathroom floor impervious to water.- Caulk the base of the toilet
33. Unit 12 - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the walls in an approved manner.-Repair or replace the damaged or deteriorated wall coverings. Paint the entire apartment.
34. Unit 2 - MSFC 703 - 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) 266-9090. The minimum rating must be: 1HOUR-Bathroom ceiling upon inspecting has a drop or suspended ceiling assembly that is not fire rated materials. Provide the ceiling with a 1 hour fire rated assembly required by code.
35. Unit 4 - NEC - 406.3. Check all outlets for proper polarity and verify ground on 3-prong outlets
36. Unit 4 - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the floor in an approved manner.-Repair or replace the floor tile. Kitchen floor tile has tile missing and torn.
37. Unit 4 - NEC- 250 .50 Remove any 3-wire ungrounded outlets and replace with 2-wire or ground 3-wire to code.
38. Unit 6 - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the walls in an approved manner.-Repair or replace the damaged or deteriorated wall coverings. Paint the entire apartment.
39. Unit 9 - MSFC 703 --Repair and maintain the door closer.

40. Unit 8 - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the floor in an approved manner.-Repair or replace the floor tile. Kitchen has torn and or missing floor tile.
41. Unit 8 - SPLC 34.13 (3), SPLC 34.17 (2) - Reduce and maintain the number of occupants in the sleeping rooms to as follows:-The bedroom is measured at approximately 116 square feet will sleep two (2). The living room is approximately 90 square feet, will sleep 1.
42. Vacant Part of 520 Rice - SPLC 33.05 - Uncertified portions of the building must not be occupied until inspected and approved by this office.
43. Vacant Part of 520 Rice - NEC - BULLETIN 80-1. n. ALL Hazardous improper and/or illegal wiring shall be removed or rewired to the present Electrical code.-There has been wiring done without a permit. ALL ELECTRICAL WORK WILL REQUIRE A PERMIT.
44. MSFC 603.6.1 MASONRY CHIMNEYS. Chimneys that upon inspection are found to be without a flue liner and that have open mortar joints which will permit smoke or gases to be discharged into a building or which are cracked as to be dangerous shall be repaired or relined with listed chimney liner system installed in accordance with the manufactures installation instructions or flue lining system installed in accordance with the requirements of the International Building Code and appropriate for the intended class of chimney service.
45. SPLC 34.09 (1) b,c, 34.32 (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.

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 Office of the City Clerk, 310 City Hall, City/County Courthouse, 15 W Kellogg Blvd, Saint Paul MN 55102 Phone: (651-266-8688) and must be filed within 10 days of the date of the original orders.

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 make Saint Paul a safer place in which to live and work.

Sincerely,

Leanna Shaff
Fire Inspector
Ref. # 85278

cc: Force Unit