



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

310 City Hall, 15 W. Kellogg Blvd.
Saint Paul, Minnesota 55102
Telephone: (651) 266-8585

RECEIVED

MAY 19 2017

CITY CLERK

We need the following to process your appeal:

- \$25 filing fee payable to the City of Saint Paul (if cash: receipt number _____)
 - Copy of the City-issued orders/letter being appealed
 - Attachments you may wish to include
 - This appeal form completed
 - Walk-In OR Mail-In
- for abatement orders only: Email OR Fax

HEARING DATE & TIME

(provided by Legislative Hearing Office)

Tuesday, May 30, 2017

Time 1:30 p.m.

Location of Hearing:

Room 330 City Hall/Courthouse

Address Being Appealed:

Number & Street: 652 TRANSFER ROAD City: ST PAUL State: MN Zip: 55114

Appellant/Applicant: MARK E. RANCONI PRESIDENT
RPMC, AS AGENT Email: MER@ROSEPROP.COM

Phone Numbers: Business 651-638-0864 Residence _____ Cell 612-850-8768

Signature: _____ Date: 5-17-2017

Name of Owner (if other than Appellant): CORII PARTNERSHIP LLP

Mailing Address if Not Appellant's: 2575 N. FAIRVIEW, SUITE 250, ROSEVILLE MN 55113

Phone Numbers: Business 651-633-6312 Residence _____ Cell _____

What Is Being Appealed and Why? Attachments Are Acceptable

- Vacate Order/Condemnation/
- Revocation of Fire C of O
- Summary/Vehicle Abatement
- Fire C of O Deficiency List
- Code Enforcement Correction Notice
- Vacant Building Registration
- Other

REQUIREMENT TO RELOCATE KNOX BOX. CURRENT
LOCATION INSTALLED WITH FIRE DEPARTMENT APPROVAL
IN SEE ATTACHED



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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

Telephone: 651-266-8989
Facsimile: 651-266-8951
Web: www.stpaul.gov/dsi

May 16, 2017

MARK RANCONI
ROSEVILLE PROPERTIES
2575 FAIRVIEW AVE N SUITE 250
ROSEVILLE MN 55113

CORRECTION NOTICE - RE-INSPECTION COMPLAINT

RE: 652 TRANSFER ROAD
Ref. # 10742

Dear Property Representative:

A re-inspection was made on your building on April 24, 2017, in response to a referral. You are hereby notified that the following deficiencies must be corrected immediately. **A re-inspection will be made on or after May 26, 2017.**

Failure to comply may result in a criminal citation or the revocation of the Certificate of Occupancy. The Saint Paul Legislative Code requires that no building shall be occupied without a Certificate of Occupancy. The code also provides for the assessment of additional re-inspection fees.

DEFICIENCY LIST

- Exterior - Fire Keybox** - MSFC 506.1, 506.2 - Install and maintain a keybox per K-1 handout. - *Re-locate the keybox to an approved location next to main entry door. Keybox is not readily visible where mounted to awning and is mounted too high. Box must be mounted no more than 7 ft high. Contact Knox Company to obtain additional red Knox Decals and place decals in the upper right corner of all 3 main entry doors and on fire sprinkler room. Keys in box also require updating. Keys are required in the keybox for all main entry doors into building, for fire sprinkler room, and for main electrical room. At time of a fire call to the building, it was found that the correct keys were not present.*

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,
An Equal Opportunity Employer

15 W Kellogg Blvd, Saint Paul MN 55102 Phone: 651-266-8585 and must be filed within 10 days of the date of the original orders.

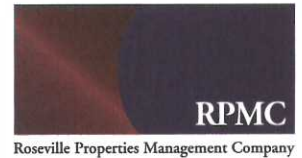
If you have any questions, email me at mitchell.imbertson@ci.stpaul.mn.us or call me at 651-266-8986 between 7:30 a.m - 9:00 a.m.

Please help to make Saint Paul a safer city in which to live and work.


Sincerely,

Mitchell Imbertson
Fire Inspection

Ref. # 10742



TO: St. Paul City Council – Legislative Hearings

FROM: Mark Rancone, as Agent for COR II Partnership LLP 

RE: Application for Appeal – Fire C of O Deficiency List #10742

DATE: May 17, 2017

As property manager/agent for the property owner, COR II Partnership LLP, I am requesting you to reconsider the certificate of occupancy deficiency listed in the re-inspection complaint above for the following reasons:

- 1) We have owned and managed this property for over 30 years. When we modified the canopy at the front entrance in the late 1980s, the fire department approved the current location (see picture) as it met the code requirements at that time (see attached) allowing for placement in commercial buildings at up to ten feet from the ground. This location is eight feet above grade.
- 2) Apparently, the code changed in the 1990s to a seven foot above grade requirement. We have had numerous, almost annual inspections in our files by various fire marshals since and they have never noted a deficiency for this.
- 3) As you can see by the picture, the current location is in an obvious spot by the main entrance, with easy accessibility.
- 4) The cost associated with removing the current box, repairing the mounting holes and relocating to a wall location a few feet away would be in excess of \$1,000.

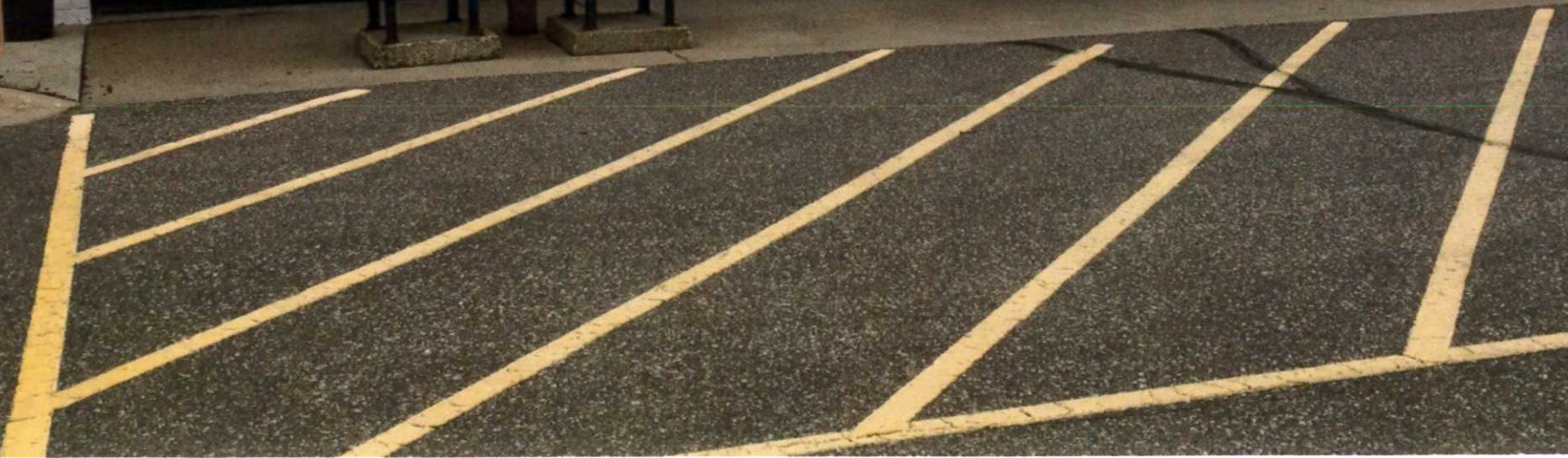
The cost vs. benefit does not seem to warrant re-locating this box and we're asking for approval to maintain it in its current location.

attachments



MODEL RAILROAD MUSEUM

857





GEORGE LATIMER
MAYOR

CITY OF SAINT PAUL
DEPARTMENT OF FIRE AND SAFETY SERVICES

STEVE CONROY, DIRECTOR
100 E. Eleventh St., Saint Paul, MN 55101

AUGUST 4, 1989

RECEIVED AUG 23 1989

ROSEVILLE PRPT MGMT CO
2660 CLEVELAND AVE N
SAINT PAUL MN 55113

RE: **REFERRAL**
652 TRANSFER ROAD
No. of Units:

Dear Property Representative:

An inspection was made of your property on AUGUST 2, 1989, in response to a referral. You are hereby notified that the attached Corrections List must be corrected immediately. A reinspection will be made after SEPTEMBER 2, 1989, or as otherwise noted. Failure to comply may result in a citation.

If you consider any of these code requirements to be unreasonable, you may apply to the Board of Appeals, 555 Cedar, Room 211 (292-7775), within 30 days. If you have any questions, please contact me at 228-6237 between 7:30 a.m. and 9:00 a.m.

Corrections requiring construction, electrical, plumbing, heating, sprinkler or gas piping work must be done under permit and with the approval of the Building Inspection and Design Division, Room 445 City Hall, Saint Paul, Minnesota 55102, (298-4212).

We would appreciate your cooperation in our efforts to make Saint Paul a safer city in which to live and work.

Sincerely,

CLIFF HOLMBERG
Inspector

Attachment(s)

CORS-5

DEFICIENCY/CORRECTION LIST

174617883

AUGUST 4, 1989

PAGE 2

RE: 652 TRANSFER ROAD

1. IDENTIFY GARAGE SERVICE DOOR AT 684
WITH WORDS SPRINKLER ROOM - PROVIDE
KNOB LOCK BOX WITH KEY TO SPRINKLER
ROOM IN LOCK BOX. SEE ATTACHMENT K-1.

10.302A.

When the box has been installed, and the keys identified, you should call the Fire Prevention Division at 228-6230 during regular business hours to request that a Fire Department representative come out and lock the box after you have placed the keys in the box. Fire personnel will provide tags to mark the keys prior to locking the box.

If any of the locks that the keys unlock are changed, call the Fire Prevention Division at 228-6230 during regular business hours to request that a Fire Department representative come out and open the box so that the keys can be exchanged. This must be done within five days of the change of any of the keybox key locks.

The Knox Alert Decal must be mounted at the top of all building entrance doors. The Fire Prevention Division will issue additional decals where necessary.

4. FOR APARTMENT BUILDINGS:

If your building's main entrance door is always open, but the vestibule door (the door used for access to apartments) is always or sometimes locked, mount the box in the lobby or entry way above your mailboxes so the keybox bottom is eight feet above the floor.

FOR ALL BUILDINGS:

If your building's main entrance door is always or sometimes locked, the keybox must be located on the outside of your building as close as possible to the main entrance so that the keybox is eight feet above the bottom sill of the main entrance door(s) to apartment buildings, or ten feet for commercial buildings.

5. KEYS -- If your keybox is mounted outside the building, a key to your building's main entrance must be furnished.

If your keybox is mounted inside the building, a key to your building's lobby/vestibule entrance must be furnished.

Boiler, furnace, laundry, and storage room keys should be provided if those rooms are kept locked. If the building has a fire alarm system, the key to the control panel should be tagged and installed in the box.

Keys stored in the keybox must be tagged and clearly marked as to the function of the key. Fire personnel will provide the key tags when the box is locked.

REMEMBER THREE THINGS ABOUT KEYBOXES:

1. Only the Fire Department has keys to a keybox.
2. The keybox allows firefighters to gain rapid entry in case of a fire or medical emergency.
3. The keybox allows firefighters to gain rapid entry without damaging doors.