



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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Saint Paul, Minnesota 55101-1806

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April 30, 2012

JULIE ROSENBERG
Holden R Holmes Llc
Po Box 483
Isanti MN 55040-0483

RE: FIRE INSPECTION CODE COMPLIANCE NOTICE
1204 7TH ST E
Ref # 10982

Dear Property Representative:

A code compliance inspection of your building was conducted on April 19, 2012 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. **A re-inspection will be made on or after April 19, 2013.**

YOU WILL BE RESPONSIBLE FOR NOTIFYING TENANTS IF ANY OF THE FOLLOWING LIST OF DEFICIENCIES ARE THEIR RESPONSIBILITY.

DEFICIENCY LIST

1. All Units - Throughout - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the cabinets in an approved manner.-Missing cabinets throughout interior of building.
2. Building - Address - SPLC 71.01 - The address posted is not visible from street. (HN-1)- Provide address numbers that contrast with the background. Provide reflective numbers or background or illuminate at night. Address not visible from seventh street side.
3. CONDEMNATION - SPLC 34.23, MSFC 110.1 - This occupancy is condemned as unsafe or dangerous. This occupancy must not be used until re-inspected and approved by this office.
4. ELECTRICAL - SERVICE - SPLC 34.14 (2), 34.34 (5) - Provide an approved electrical service adequate to meet the buildings needs. This work may require a permit(s), call DSI at (651) 266-9090.

5. ELECTRICAL - ALL AREAS - NEC 300-11 Provide for all raceways, boxes, cabinets, and fittings to be securely fastened in place.-Secure all loose receptacles.
6. ELECTRICAL - PANELS - NEC 408.4 Circuit Directory / Circuit Identification-Provide a complete up to date circuit directory for all panels.
7. ELECTRICAL - PANELS - NEC 408.7 Unused Openings. Unused openings for circuit breakers and switches shall be closed using identified closures, or other approved means that provide protection substantially equivalent to the wall enclosure.
8. ELECTRICAL - UNIT 3 - MSFC 605.4 - Discontinue use of all multi-plug adapters.
9. ELECTRICAL - UNIT 3 - 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.-Provide a permanent receptacle for the window air conditioner or remove the air condition from the window.
10. ELECTRICAL - UNIT 3 - NEC 210-11(c) (2) - Provide a 20 amp branch circuit within 6 feet of the laundry appliance.-Verify separate 20 ampere laundry circuit. Provide as needed to code.
11. ELECTRICAL - ALL AREAS - SPLC 34.12 (2), 34.35 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition.-Replace all broken and painted receptacles.
12. ELECTRICAL - BASMENT (UNIT 4) - NEC 300.6 Protection Against Corrosion and Deterioration.-Remove, replace, or provide approved protection to the electrical junction box located near the electrical panel. This junction box is corroded. Provide a suitable junction box for the environment.
13. EXTERIOR - EXIT OBSTRUCTION - MSFC 1011.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exit way.-Remove snow/ice from exterior stairwell exit way.
14. EXTERIOR - GARAGE - Remove the accumulation of snow or ice from the public and private sidewalk abutting this property.-Snow and ice to be removed from sidewalks within 24 hours from end of show storm.
15. EXTERIOR - GRAFFITI - SPLC 45.03(b) - All exterior surfaces must remain free of any initials, marks, symbols, designs, inscriptions or other drawings, scratched, painted, inscribed or otherwise affixed.
16. EXTERIOR - REAR EXIT STAIRWAY/DECKS - SPLC 34.09 (2) 34.32 (2) - Provide an approved guardrail with intermediate balustrade or rails 4 inches or less apart. This work may require a permit(s). Call DSI at (651) 266-9090.-Provide approved guardrails and balustrades for rear stairwell/decks.

17. EXTERIOR - REAR EXIT STAIRWAY/DECKS - SPLC 34.09 (2), 34.32(2) - Repair or replace the unsafe stairways, porch, decks or railings in an approved manner. This work may require a permit(s). Call DSI at (651) 266-9090.-Rear exterior exit stairway/decks not inspected due to snow cover. Stairway to be in sound condition.
18. EXTERIOR - WALLS/PAINTING - 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.-Repair cracks/missing areas of stucco. Scrape and repaint exterior painted surfaces.
19. EXTERIOR/INTERIOR - ENTRY DOORS - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door in good condition.-All exterior/interior entry doors to be in good repair--doors, frames, trim, thresholds etc.
20. EXTERIOR/INTERIOR - WINDOWS - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window in good condition.-Replace all broken windows throughout --- windows and doors. All window frames, sashes, trim, window caulking/glazing, sash cords/sash holders etc. to be in good repair.
21. Electrical - SPLC 34.14 (2), 34.34 (5) - Provide an approved electrical service adequate to meet the buildings needs. This work may require a permit(s), call DSI at (651) 266-9090.-SPLC 34.14 (2) a - Ground the electrical service to the water service with a copper conductor within 5' of the entrance point of the water service. SPLC 34.14 (2) a - Bond around the water meter with a copper wire sized for the electrical service per Article 250 of the NEC. MSFC 605.1 - Properly strap cables and conduits in basement/service conduit on the exterior of the house. MSFC 605.1 - Remove and/or rewire all illegal, improper, or hazardous wiring in basement/garage. NEC - Any open walls or walls opened as part of this project must be wired to the standards of the 2011 NEC. Purchase permit for all circuits in building. Minnesota Electrical Act - All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.
22. Exterior - Walls - 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.-House wrap deteriorated and missing siding throughout.
23. Exterior - Windows Throughout - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window in good condition.-Replace all missing secondary windows throughout unit.
24. Garage - Address Numbers - SPLC 71.01 - Provide address numbers on building per attached HN-1 handout.-The address number to be posted is: 1204 facing the alley.
25. Garage - Ceiling - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the ceiling in an approved manner.-Repair or replace damaged garage ceiling.
26. Garage - Walls - 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.

27. House - Roof - SPLC 34.09 (1) e, 34.32 (1) d - Provide and maintained the roof weather tight and free from defects.-Repair or replace deteriorated roof on house.
28. INTERIOR - FIRE EXTINGUISHERS - MSFC 906.1, MN Stat. 299F.361 - Provide approved fire extinguishers in accordance with the following types, sizes and locations.- Provide one minimum 1A10BC fire extinguisher within each apartment unit or a minimum 2A10BC not be more than 50' travel distance from each apartment entrance. They must be permanently mounted between 3 and 5 feet high in readily visible and easily accessible locations
29. INTERIOR - SDA - SPLC 39.02(c) - Complete and sign the provided smoke detector affidavit and return it to this office.
30. Interior - Crawl Space - SPLC 34.10 (3), 34.33(2) - Repair or replace the unsafe stairway in an approved manner.-Missing staircase or ladder leading down into crawl space.
31. Interior - Crawl Space - SPLC 34.19 - Provide access to the inspector to all areas of the building.-Not inspected. No access to get down into crawl space.
32. Interior - Ownership - SPLC 35.01 Post the current owner information including: name, address, phone number in an approved location.-Post ownership once all permits are finalized.
33. Interior - Throughout - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.-Missing hard wired smoke detectors throughout.
34. Interior - Throughout - MN State Statute 299F.50 Immediately provide and maintain an approved Carbon Monoxide Alarm in a location within ten (10) feet of each sleeping area. Installation shall be in accordance with manufacturers instructions.-Missing CO detectors throughout interior.
35. Interior - Throughout - SPLC 34.11 (6) - Provide and maintain a minimum of 68 degrees F in all habitable rooms at all times.-Temperature throughout interior below 65 degrees at time of inspection.
36. Interior - Throughout - MSFC1026.1 - Provide and maintain an approved escape window from each sleeping room. The minimum size must be 5 square feet of glazed area with a minimum of 24 inches of openable height and 20 inches of openable width. With a finished sill height not more than 48 inches. This work may require permit(s). Call DSI at (651) - 266-9090. Refer to the Escape Windows for Residential Occupancies handout for more information.-Missing egress windows throughout interior of building.
37. Interior - Throughout - 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:-Missing fire rated flooring and ceilings throughout.

38. Interior - Throughout - 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:-Missing fire rated walls throughout.
39. Interior - Throughout - 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:-Missing occupancy separation throughout interior of building.
40. Interior - Throughout - SPLC 34.14 - Provide and maintain light and ventilation in all habitable rooms in accordance with the Saint Paul Legislative Code.-House found wrapped up no lighting throughout interior.
41. Interior - Throughout - SPLC 34.09 (3) i - Provide and maintain an approved one-inch throw single cylinder deadbolt lock.-Missing deadbolt locks throughout.
42. Interior - Throughout - SPLC 34.14 (2), 34.34 (5) - Provide an approved electrical service adequate to meet the buildings needs. This work may require a permit(s), call DSI at (651) 266-9090.-Electric and gas shut off.
43. Interior - Throughout - SPLC 34.11(4), 34.34(1) SPC 4715.0200A - Provide an adequate water supply to all water closets, sinks, showers and tubs.-Water shut off.
44. Interior - Throughout - SPLC 34.23, MSFC 110.1 - This occupancy is condemned as unfit for human habitation. This occupancy must not be used until re-inspected and approved by this office.-No water, electric or gas service throughout.
45. Interior and Exterior - Doors Throughout - MSFC 703 - Provide, repair or replace the fire rated door and assembly. The minimum rating must be:-Repair and maintain the door closers. Repair and maintain the door latches. Repair and maintain the door frames. Missing doors and door frames throughout. Replace all missing doors throughout interior and exterior of property.
46. MECHANICAL - HEATING REPORT - SPLC 34.11 (6), 34.34 (3) - Provide service of heating facility by a licensed contractor which must include a carbon monoxide test. Submit a completed copy of the Saint Paul Fire Marshal's Existing Fuel Burning Equipment Safety Test Report to this office.
47. MECHANICAL / ALL GAS PIPING - TEST FOR LEAKS - MFGC 406.5.2 - Immediately repair or replace the leaking fuel equipment piping. This work may require a permit(s). Call DSI at (651) 266-9090.
48. MECHANICAL / ALL UNITS - KITCHEN STOVES - UMC 2214 - Install, repair, or replace listed gas appliance fuel connector maximum 3 feet in length. (Kitchen range and clothes dryer maximum 6 foot length.) This work may require a permit(s). Call DSI at (651) 266-9090.

49. Mechanical - SPLC 34.11 (6), 34.34 (3) - Provide service of heating facility by a licensed contractor which must include a carbon monoxide test. Submit a completed copy of the Saint Paul Fire Marshal's Existing Fuel Burning Equipment Safety Test Report to this office.-ALL UNITS - 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. ALL UNITS - MNMC 103 - Install a new heating system to code. MN RULES 1300.0120 - Mechanical permits are required for the above work.
50. PLUMBING BASEMENT LEFT SIDE - WATER HEATER - SPLC 34.11 (5), 34.34 (2) - Contact a licensed contractor to repair or replace the water heater. This work may require a permit(s). Call DSI at (651) 266-9090.-WATER HEATER: NOT FIRED OR IN SERVICE.
51. PLUMBING BASEMENT LEFT SIDE - WATER METER - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 415.0220 - Repair or replace and maintain the plumbing fixture to an operational condition.-WATER PIPING: REPAIR OR REPLACE ALL CORRODED, BROKEN OR LEAKING PIPING AT METER.
52. PLUMBING BASEMENT RIGHT SIDE - SOIL AND WASTE PIPING - SPLC 34.11 (4), 34.34 (1), MPC 4715.0900 MPC 4715.0220S - Provide and maintain an approved waste trap.-SOIL AND WASTE PIPING: BACK PITCHED PIPING; IMPROPER CONNECTIONS, TRANSITIONS, FITTINGS OR PIPE USAGE.
53. PLUMBING FIRST FLOOR LEFT SIDE - GAS PIPING - MFGC 409.5 - Provide an approved gas shut off valve within 6 feet of the appliance in accordance with the mechanical code. This work may require a permit(s). Call DSI at (651) 266-9090.-GAS PIPING: RANGE GAS SHUTOFF, CONNECTOR OR PIPING INCORRECT.
54. PLUMBING FIRST FLOOR LEFT SIDE - LAUNDRY TUB - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 415.0220 - Repair or replace and maintain the plumbing fixture to an operational condition.-LAUNDRY TUB: FAUCET IS MISSING, BROKEN OR PARTS MISSING.
55. PLUMBING FIRST FLOOR LEFT SIDE - LAVATORY - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 415.0220 - Repair or replace and maintain the plumbing fixture to an operational condition.-LAVATORY: UNVENTED.
56. PLUMBING FIRST FLOOR LEFT SIDE - TUB AND SHOWER - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 415.0220 - Repair or replace and maintain the plumbing fixture to an operational condition.-TUB AND SHOWER: REPLACE WASTE AND OVERFLOW; PROVIDE ACCESS.
57. PLUMBING FIRST FLOOR RIGHT SIDE - SINK - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 415.0220 - Repair or replace and maintain the plumbing fixture to an operational condition.-SINK: FAUCET IS MISSING, BROKEN OR PARTS MISSING,

58. PLUMBING FIRST FLOOR RIGHT SIDE - TOILET - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 415.0220 - Repair or replace and maintain the plumbing fixture to an operational condition.-TOILET: FIXTURE IS BROKEN OR PARTS MISSING.
59. PLUMBING FIRST FLOOR RIGHT SIDE - TUB AND SHOWER - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 415.0220 - Repair or replace and maintain the plumbing fixture to an operational condition.-TUB AND SHOWER: PROVIDE A VACUUM BREAKER FOR THE HANDHELD SHOWER; REPLACE WASTE AND OVERFLOW; PROVIDE ACCESS.
60. PLUMBING SECOND FLOOR LEFT SIDE - TUB AND SHOWER - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 415.0220 - Repair or replace and maintain the plumbing fixture to an operational condition.-TUB AND SHOWER: PROVIDE A VACUUM BREAKER FOR THE HANDHELD SHOWER; REPLACE WASTE AND OVERFLOW; PROVIDE ACCESS.
61. PLUMBING SECOND FLOOR RIGHT SIDE - GAS PIPING - MFGC 409.5 - Provide an approved gas shut off valve within 6 feet of the appliance in accordance with the mechanical code. This work may require a permit(s). Call DSI at (651) 266-9090.-GAS PIPING: RANGE GAS CONNECTOR OR PIPING INCORRECT.
62. PLUMBING SECOND FLOOR RIGHT SIDE - SINK - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 415.0220 - Repair or replace and maintain the plumbing fixture to an operational condition.-SINK: FAUCET IS MISSING, BROKEN OR PARTS MISSING.
63. PLUMBING SECOND FLOOR RIGHT SIDE - TUB AND SHOWER - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 415.0220 - Repair or replace and maintain the plumbing fixture to an operational condition.-TUB AND SHOWER: PROVIDE STOPPER.
64. Permits - All Trades - Permits - Contact all applicable trade inspectors to pull proper permits for all repairs and demolition for the garage.
65. Plumbing - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 4715.0200.C - Provide an approved number and type of plumbing fixtures.-ALL THE ABOVE CORRECTIONS TO WASTE, VENT, WATER, AND GAS PIPING SHALL BE AS PER THE MINNESOTA PLUMBING CODE CHAPTER 4715 CHAPTER 326, THE MINNESOTA MECHANICAL CODE, THE MINNESOTA FUEL GAS CODE, AND THE SAINT PAUL REGIONAL WATER CODE.
66. UNITS ALL - BASEMENT STAIRWELLS - SPLC 34.10 (3), 34.33(2) - Repair or replace the unsafe stairway in an approved manner.-Repair both basement stairwells, handrails, guardrails to meet codes.
67. UNITS ALL - BATHROOM FLOORS - SPLC 34.10 (4), 34.33 (3) - Provide a bathroom floor impervious to water.-All bathroom floors to be in good repair and impervious to water. NOTE; 1ST FLOOR BATHROOMS HAVE ICE COVERED FLOORING-- SUBFLOORING ETC MAY NEED TO BE TOTALLY REPLACED.

68. UNITS ALL - CABINETS - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the cabinets in an approved manner.-Repair or replace the damaged or missing door. Repair or replace the damaged or missing drawer. Repair or replace the damaged framing. Repair or replace the damaged or missing hardware.
69. UNITS ALL - CEILINGS - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the ceiling in an approved manner.-Patch the holes and/or cracks in the ceiling. Paint the ceiling.
70. UNITS ALL - CO DETECTORS - MN State Statute 299F.50 Immediately provide and maintain an approved Carbon Monoxide Alarm in a location within ten (10) feet of each sleeping area in hallway or room adjacent to bedrooms. Installation shall be in accordance with manufacturers instructions.
71. UNITS ALL - DEADBOLT LOCKS - SPLC 34.09 (3) i - Provide and maintain an approved one-inch throw single cylinder deadbolt lock.
72. UNITS ALL - FIRE DOORS - MSFC 703 - Provide, repair or replace the fire rated door and assembly. The minimum rating must be:-Repair and maintain the door closer. Repair and maintain the door latch. Repair and maintain the door frame.
73. UNITS ALL - FLOORS - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the floor in an approved manner.-Repair or replace the carpeting. Repair or replace the floor tile. Repair or replace the floor coverings. Refinish the floor. Repair/replace buckled flooring.
74. UNITS ALL - ILLEGAL LOCKS - MSFC 1003.3.1.8 - Remove unapproved locks from the unit doors. The door must be openable from the inside without the use of keys or special knowledge or effort.-Remove all illegal slide bolts from doors throughout.
75. UNITS ALL - STRUCTURAL - SPLC 34.10 (2), 34.33 - Repair and maintain the damaged structural member. This repair may require a building permit, call DSI at (651) 266-9090.-Structural components of building to be inspected due to burst water piping and water damage, buckled flooring, ice buildup in bathrooms--one bathroom has ice about 4 plus inches thick on floor.
76. UNITS ALL - WALLS - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the walls in an approved manner.-Patch the holes and/or cracks in the walls. Paint the wall.
77. UNITS ALL - WINDOW LOCKS - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window lock.
78. UNITS ALL - WOODWORK - SPLC 34.10 (7), 34.33 (6) - Repair or replace and maintain the woodwork in an approved manner.-All interior woodwork--interior doors, floor trim etc. to be in good repair.

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.

If you have any questions, email me at sean.westenhofer@ci.stpaul.mn.us or call me at 651-266-8982 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,

Sean Westenhofer
Fire Inspection
Ref. # 10982