



CITY OF SAINT PAUL  
*Christopher B. Coleman, Mayor*

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Saint Paul, Minnesota 55101-1806

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September 30, 2013

Truong Xuan Mai  
235 Charles Ave  
Saint Paul MN 55103-2031

RE: FIRE INSPECTION CODE COMPLIANCE NOTICE  
REGISTERED VACANT BUILDING – CATEGORY 2  
995 ARCADE ST

Ref # 14912

Dear Property Representative:

A code compliance inspection of your building was conducted on September 5, 2013 to identify which deficiencies that will 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. Occupancy/ Zoning - Building Occupancy/ Zoning - SBC 3405.1, SBC 110.2, SPLC 62.101 -  
Occupancy: B / R-3 (1 Unit)  
Zoning: T2  
*This property was inspected as an existing B occupancy (Office) on the 1st floor and basement and as R-3 occupancy (1 residential dwelling unit) on the 2nd floor. Garage is approved as parking/ storage only. Any change from this use will require DSI building and zoning department approvals.*
2. 1st Floor - Commercial Unit - Ceiling - MSFC 703.1 - Repair and maintain the required fire resistive construction with approved materials and methods. - Provide and maintain 1 hour fire separated construction between the 1st floor commercial space and the upper level residential unit. The existing ceiling assembly (above the suspended ceiling) is damaged and has multiple openings and gaps.
3. 1st Floor - Commercial Unit - Fire Separation - MSBC 703, MSFC 703.1 - Repair and maintain the required fire resistive construction with approved materials and methods.- Provide and maintain 1 hour fire separation between the 1st floor commercial space and the upper level residential unit.
4. 1st Floor - Commercial Unit - Rear Furnace Room - MSFC 703 - Provide, repair or replace the fire rated door and assembly. - Repair and maintain the door closer.
5. 1st Floor - Commercial Unit - Rear Room - MSBC 34, SPLC 34.10 (2), 34.33 - Repair and maintain the damaged structural member. Repair rafters where over-spanned and over-spaced.
6. 1st Floor - Commercial Unit - Smoke Detector - MSFC 901.4.4 - Appearance of Fire Protection Equipment - Any device that has the physical appearance of life safety or fire protection equipment but that does not perform that life safety or fire protection function, shall be prohibited. - Repair or remove the non-working battery operated smoke detector. This detector is not part of a required alarm system.
7. 2nd Floor - Residential Unit - Bathrooms - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the floor and wall tiles in an approved manner.
8. 2nd Floor - Residential Unit - Fireplace - NFPA 211,9-2 - Have the chimneys, fireplaces, and vents inspected for soundness, freedom from deposits, and correct clearances. Cleaning, maintenance, and repairs shall be done if indicated by the inspection.
9. 2nd Floor - Residential Unit - Front Bedroom - MSFC 907.2.10.1.2 - Smoke Alarms - Single or multiple-station smoke alarms shall be installed or maintained in the following locations - On ceiling/wall outside of each sleeping area in the immediate vicinity of bedrooms, in each room used for sleeping purposes, and in each story within a dwelling unit including basements. - Repair non-working battery operated smoke detector in this bedroom.

10. 2nd Floor - Residential Unit - Front and Rear Stairways - SPLC 34.10 (3), 34.33(2) - Provide an approved handrail. The top of the handrail must be between 34 and 38 inches above the treads and run the entire length of the stair.
11. 2nd Floor - Residential Unit - Side Bedroom - MSFC 1026.1 - Provide and maintain an approved escape window from each sleeping room or area, or discontinue use of area as a sleeping room. - Repair the double-hung window in this bedroom which is stuck shut.
12. 2nd Floor - Residential Unit - Stairways - MSBC 2406 - Install safety glass in sidewall of stairs to 2nd floor unit.
13. 2nd Floor - Residential Unit - SPLC 39.02(c) - Complete and sign the smoke detector affidavit and return it to this office.
14. Basement - Crawlspace - SPLC 34.10 (5), 34.33 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition. - Remove the construction debris and trash from the unfinished crawlspace area.
15. Basement - SPLC 34.10 (1) - Abate and maintain the basement reasonably free from dampness and free of mold and mildew.
16. Exterior - Address Numbers - SPLC 71.01 - The address number is incorrect. The only assigned address is 995, 995 1/2 is not an approved address. "Half (1/2)" addresses are not approved by St Paul Public Works. Post an approved unit or suite number on the door to residential unit to identify the units.
17. Exterior - Fire Dept Keybox - MSFC 506.2 - Call Fire Department communication center at (651) 224-7371 to make arrangements to have the keybox opened when you have the correct keys on site. - Provide updated copies of keys to main entry doors and any locked utility rooms.
18. Exterior - Grass/Weeds - SPLC 45.03 (6) - Cut and maintain the grass/weeds less than 8 inches tall.
19. 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.
20. Garage - Bathroom - MSFC 1027.1.4 - Doors - Exit doors serving a room not larger than 70 sq ft must be a minimum of 24 inches wide. - Provide approved door into the bathroom in place of the 20 inch wide bi-fold door.
21. Garage - Exterior Service Door - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door frame. - Repair and seal door framing and trim in an approved manner.
22. Garage - 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 growing into the garage foundation and repair the deterioration in an approved manner.

23. Garage - Service Door - MSFC 1028.3 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exitway. - Repair and maintain the exit door which is screwed shut.
24. Garage - Walls - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the damaged walls in an approved manner.
25. Garage - Window - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window glass.- Repair the boarded over garage window in an approved manner.
26. Throughout - Cabinets - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the cabinets in an approved manner.
27. Throughout - Ceilings - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the ceiling in an approved manner.
28. Throughout - 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.
29. Throughout - Fire Extinguishers - MSFC 906.1, MN Stat. 299F.361 - Provide approved fire extinguishers in accordance with the following types, sizes and locations.-  
2<sup>nd</sup> Floor – Residential Unit - 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  
1<sup>st</sup> Floor and Basement – Commercial Unit - 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.
30. Throughout - Floors - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the floors in an approved manner. Install approved floor coverings where missing.
31. Throughout - Pest Control - SPLC 34.10 (6), 34.33 (5) - Exterminate and control insects, rodents or other pests. Provide documentation of extermination.
32. Throughout - Sanitation - SPLC 34.10 (5), 34.33 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.- Clean debris and sanitize as necessary throughout the building.
33. Throughout - Walls - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls in an approved manner.  
-Repair damaged areas of walls as necessary throughout the building. Provide access for inspection of basement wall structure where multiple walls have been installed without permit.

34. Throughout - Windows - SPLC 34.09 (3), 34.32 (3) - Replace or repair and maintain the windows in good condition throughout the building.  
Repair any boarded over windows in an approved manner, remove the boards.  
Repair or replace any damaged or missing screens.  
Repair all damaged window hardware.  
Replace any cracked glass panes.  
Repair damaged window frames and trim in an approved manner.  
Seal around exterior of window openings in a weather-resistant manner.  
All openable windows require a lock, replace where missing.

**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**

35. 1<sup>st</sup> Floor – Rear Shed Area - MSFC 605.1 – All electrical boxes must be accessible in shed area. Modify center wall or box locations in shed to current NEC.
36. Basement - MSFC 605.1 - Remove and/or rewire all illegal, improper, or hazardous wiring in basement.
37. Basement - MSFC 605.1 – Basement was finished without Rough-in inspection. Remove wall and ceiling covering as necessary for inspection.
38. Electrical Panels - SPLC 34.14 (2) a, c, NEC 408.4 - Provide a complete circuit directory at service panel indicating location and use of all circuits.
39. Garage - MSFC 605.1 - Remove and/or rewire all illegal, improper, or hazardous wiring in garage.
40. Garage - MSFC 605.1 - Remove NM cable installed overhead between the garage and the building.
41. Throughout - MSFC 605.6 - Close openings in junction boxes with knockout seals, and/or junction box covers.
42. Throughout - MSFC 605.1, 605.6 - Repair or replace all broken, missing, or loose light fixtures, switches & outlets, covers, and plates.

## **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**

43. 1<sup>st</sup> Floor/Basement – Combustion Air– MFGC 304 - Provide adequate combustion air supply and support duct to code.
44. 1<sup>st</sup> Floor – Commercial Unit – Sink - MMC 307.2 - There is a one-quarter inch condensate line going into first floor sink from unknown location. Repair or re-pipe to an approved location
45. 2<sup>nd</sup> Floor – Residential Unit - MFGC 409.5 - Install approved lever handle manual gas shutoff valve on furnace and remove unapproved valves.
46. 2<sup>nd</sup> Floor – Residential Unit – A/C Unit - MMC 307.2 - Run condensate drain from A/C unit coil to an approved location and secure as needed.
47. 2<sup>nd</sup> Floor – Residential Unit – Clothes Dryer - MFGC - 613.1 & MMC 604.1 - Vent clothes dryer to code.
48. 2<sup>nd</sup> Floor – Residential Unit – Furnace – MFGC 408.4 – Install sediment trap (dirt leg) in gas line at furnace.
49. 2<sup>nd</sup> Floor Residential Unit – Gas Fireplace - MMC 103 - Remove gas fireplace and seal openings.
50. Basement – Gas Piping - MFGC 409.1 - Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
51. Throughout – Bathrooms - MRC 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.
52. Throughout - Ductwork - 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.
53. Throughout – Ductwork - MMC 103 - Repair and/or replace heating registers as necessary.
54. Throughout – Gas Piping – MFGC 407 - Provide support for gas lines to code.
55. Throughout – Gas Piping - MMC 103 - Plug, cap and/or remove all disconnected gas lines and unapproved valves.

56. Throughout – Heating Systems - SPLC 34.11 (6) - Clean and Orsat test furnace 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.
57. Throughout – Heating Systems - MFGC 501.12 - Install approved metal chimney liner. Connect furnace and water heater venting into chimney liner.
58. Throughout – Heating Systems - MFGC 503 - Replace furnace flue venting to code.
59. Throughout – Heating Systems - MFGC 501.15.4 - Provide adequate clearance from flue vent pipe on furnace/boiler to combustible materials or provide approved shielding according to code.
60. Throughout – Heating Systems - MMC 103 - Install furnace air filter access cover.
61. Throughout – Heating Systems - SPLC 34.11(6) - Provide approved heat source in every habitable room including bathrooms.

### **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: Steve Fernlund – (651)266-9052**

62. 2<sup>nd</sup> Floor – Front Bathroom – Tub/Shower - MPC 1380.5 - Provide anti-scald valve.
63. 2<sup>nd</sup> Floor – Front Bathroom – Tub/Shower - MPC 0900 - Provide access to fixture per code.
64. 2<sup>nd</sup> Floor – Kitchen – Range MFGC 406.1 – Repair range gas shutoff, connector or piping where incorrect.
65. 2<sup>nd</sup> Floor – Rear Bathroom - MPC 0200(p) –Repair incorrect water piping to the fixture. Repair faucet with damaged or missing parts.
66. 2<sup>nd</sup> Floor – Rear Bathroom – Toilet - MPC 870 - Reset toilet on a firm base.
67. 2<sup>nd</sup> Floor – Rear Bathroom - Tub and Shower - MPC 1380.5 - Provide anti-scald valve.
68. Basement – MPC 320.3 - Plumbing was installed in the basement without permits and without inspections. Obtain the proper plumbing permits, expose all basement plumbing piping and provide for proper tests and inspections.
69. Basement - Laundry Tub - MPC 2300 – Repair incorrect waste piping to the fixture.

70. Basement – Sewer Clean-out - MPC 1000 – Install approved plug on front sewer clean out.
71. Basement - Water Heater - MFGC 402.1 – Repair gas piping in an approved manner, install approved shut-off valve.
72. Basement - Water Piping - SPRWS Water Code) - Install 1” water line from meter to first major take off.
73. Garage – Gas Piping - MMC 103 - Cap open gas line at rear of garage.
74. Garage – Plumbing Vent - MPC 200(e) – Plumbing vent pipes required through roof at the garage.
75. Garage – Sink -MPC 2500 – Vent the fixture in an approved manner.

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 [mitchell.imbertson@ci.stpaul.mn.us](mailto: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 place in which to live and work.

Sincerely,

Mitchell Imbertson  
Fire Inspection  
Ref. # 14912