



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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August 21, 2012

ALEX JEROME
3036 5TH AVE S
MINNEAPOLIS MN 55408

RE: FIRE NSPECTION CODE COMPLIANCE NOTICE
601 WESTERN AVE N

Ref # 10506

Dear Property Representative:

A code compliance inspection of your building was conducted on July 31, 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 reinspection will be made on or after August 30, 2012.

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

DEFICIENCY LIST

1. ADDRESS - SPLC 71.01 - Provide address numbers on building at least three inches in height with a contrasting background.
2. Building Trade - 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.
 - ___ 1. SPLC 34.10 (1) Insure basement cellar floor is even, is cleanable, and all holes are filled.
 - ___ 2. SPLC 34.10 (2) Install plinth block as needed under posts in basement & ensure adequate footing for load imposed.
 - ___ 3. SPLC 34.10 (1) Dry out basement and eliminate source of moisture..
 - ___ 4. SPLC 34.10 (1) Remove mold, mildew and moldy or water-damaged materials.
 - ___ 5. MN RC 407.3 Permanently secure top and bottom of support posts in an approved manner.
 - ___ 6. SPLC 34.10 (3b) Install handrails (34" – 38" above each nosing) and guardrails (36" min.) at all stairways, and return hand rail ends into a newel post or wall per attachment.
 - ___ 7. SPLC 34.09 (2c) Strap or support top of stair stringers for structural stability.

An Equal Opportunity Employer

- ___ 8. SPLC 34.09 (3) Repair or replace any deteriorated window sash, broken glass, sash holders, re-putty etc. as necessary.
- ___ 9. SPLC 34.09 (3e) Provide screens, in good repair, for all door and window openings.
- ___ 10. SPLC 34.09 (3f) Provide functional hardware at all doors and windows.
- ___ 11. SPLC 34.09 (3f) Repair or replace damaged doors and frames as necessary, including storm doors.
- ___ 12. SPLC 34.09 (3f) Weather-seal exterior doors threshold and weather-stripping.
- ___ 13. SPLC 34.10 (4) Install floor covering in the bathroom and kitchen that is impervious to water.
- ___ 14. SPLC 34.34 (6) Repair walls, ceilings and floors throughout, as necessary
- ___ 15. SPLC 34.33 (1) Prepare and paint interior and exterior as necessary. Observe necessary abatement procedures (EPA, MPCA and St. Paul Legislative Code, Chapter 34 for additional information) if lead base paint is present.
- ___ 16. SPLC 34.34 (1) Any framing members that require repair or do not meet code (where wall and ceiling covering is removed, members that are over-spanned, over-spaced, not being carried properly, door and window openings that are not adequately support, etc.) are to be reconstructed in an approved manner.
- ___ 17. MN Energy Code Ch.1322.1101 (exp. 4) Where wall and ceiling covering is removed install full-thickness or code-specified insulation.
Example: Ends of floor joists in basement are rotted due to contact with foundation & moisture
- ___ 18. SPLC 34.34 (4) Provide major clean-up of premises.
- ___ 19. MNBC Ch 1305. 1203 Verify proper venting of bath exhaust fan to exterior.
- ___ 20. SPLC 34.32 (2) Provide weather-sealed, air sealed and vermin-sealed exterior.
- ___ 21. SPLC 34.09 (2) Replace or repair landing and stairway per code (exterior and interior stairs).
- ___ 22. SPLC 34.09 (1) Repair siding, soffit, fascia, trim, etc. as necessary.
- ___ 23. MNBC Ch 1305. 1803.3 Grade must drain away from foundation of dwelling.
- ___ 24. SPLC 43.33 (1) Install flashing in an approved manner at the intersection of the roof with walls, chimneys, and other conjoined surfaces.
- ___ 25. SPLC 33.03 (g5) Provide ground cover capable of controlling sediment and erosion.
- ___ 26. SPLC 34.33 (2) Openings in exterior & basement stair risers must be less than 4"
- ___ 27. SPLC 34.03 A building permit is required to correct these deficiencies. All work to be done in a workmanship like manner.

Address: 601 Western Ave N. _____

Inspector: Steve Ubl _____ Inspected On: 08/10/2012 _____

Inspector Notes:

NOTES: (PLACE CHECKED ITEMS AND THE CLOSING PARAGRAPH AT THE END OF ALL REPORTS)

- See attachment for permit requirements and appeals procedure.
- Provide plans and specifications for any portion of the building that is to be rebuilt.
- The roof could not be properly inspected from grade. Recommend this be done by qualified individual before final inspection.
- Roof, sidewalks, etc. snow covered and could not be inspected. All must meet appropriate code when completed.
- See attachment for additional requirements

This is a registered vacant building. In order to reoccupy the building, all deficiencies listed on the code compliance report must be corrected in accordance with the Minimum Housing Standards of the St. Paul Legislative Code (Chapter 34) and all required permits must receive final approval.

Re: Site Review
Code Compliance Team Inspection/Building
Vacant Building II

Address: 601 Western Ave. N.

Occupancy: Commercial Property

The following is a second part to the Team Inspection for the above referenced property:

Exterior:

South Side:

- Replace sloped, metal roof/soffit/fascia
- Repair green, metal shakes
- Repair stone sills under windows, masonry & stone window caps
- Remove plywood at window openings and install windows

West Side:

- Remove plywood at window openings and install windows
- Infill A/C opening in wall
- Repair masonry
- Remove trees/shrubs at foundation

North Side:

- Structural engineer analysis must be submitted to repair/replace masonry and an assessment of the framed wall must be done to determine any deterioration/damage
- Stairs/deck cannot be used – condemned. Openings & fasteners not to code
- Remove unused ductwork & seal opening
- Remove trees at foundation

East Side:

- Replace al windows
- Repair masonry, window sills & caps

3. CEILINGS - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the ceiling in an approved manner.
4. DOOR SWINGS - MSFC 1010.1, 1003.3.1.2 - Exit doors must swing in the direction of travel. Change the swing of the door.

5. ELECTRICAL ROOM - MSFC 605.3.1 - Doors into electrical control panel rooms shall be marked with a plainly visible and legible sign stating ELECTRICAL ROOM or similar wording.
6. EMERGENCY LIGHTS - MSFC 1010.5 - Provide and maintain an approved emergency lighting system.
7. EXIT SIGNS - MSFC 1010.3 - Provide and maintain approved external or internal lighting of the exit sign.
8. EXITS - MSFC 1003.3.1.8 - Remove unapproved locks from the exit doors. The door must be openable from the inside without the use of keys or special knowledge or effort.
9. EXTERIOR - SPLC 34.08 (1), 34.31 (1) - All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces.
10. EXTERIOR - SPLC 45.03 (6) - Cut and maintain the grass/weeds less than 8 inches tall.
11. EXTERIOR - 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.
12. Electrical Trade - 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 - Provide a complete circuit directory at all subpanels indicating location and use of circuits.

MSFC 605.1 - Verify that circuit breaker amperage matches wire size in all subpanels.

MSFC 605.6 - Close openings in subpanels/junction boxes with knockout seals, and/or junction box covers.

MSFC 605.1 - Properly strap cables and conduits in basement, above suspended ceiling on 1st floor, and throughout building to 2011 NEC.

MSFC 605.5 - Remove all cord wiring on 2nd floor that is used as a substitute for fixed wiring. Rewire to 2011 NEC.

MSFC 605.1, 605.6 - Repair or replace all broken, missing, or loose light fixtures, switches & outlets, covers, and plates.

MSFC 605.1 - Check all outlets for proper polarity and verify ground on 3-prong outlets. (No power at time of inspection.)

MSFC 605.1 - Properly wire exterior lights at front/side/back entry doors.

MSFC 605.1 - Replace all painted-over receptacles to 2011 NEC.

MSFC 605.1 - Replace service disconnect, and service conduit, on exterior of building due to corrosion. Wire and ground to 2011 NEC.

MSFC 605.1 - Properly wire neutrals and grounds in subpanels to 2011 NEC. Insure proper clearances in front of subpanel in 1st floor closet.

Minnesota Electrical Act - All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

13. Exterior - 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.
14. FIRE ALARM SYSTEM - MSFC 907.3 - Provide an approved fire alarm system. This work may require a permit(s), call DSI at (651) 266-9090.-Required when occupant load is over 300.
15. FLOORS - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the floor in an approved manner.
16. INTERIOR - SPLC 34.10 (5), 34.33 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.
17. MEZZANINE LEVEL STAIRS - 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.
18. Mechanical Trade - All equipment, appurtenances, devices, and piping must be installed in a workmanlike manner.-1. BASEMENT - MNFGC 409.1 - Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
 2. BASEMENT - HEATING REPORT - SPLC 34.11 (6) - Clean and Orsat test both boiler burners. Check all controls for proper operation. Provide documentation from a licensed contractor that the heating units are safe.
 3. BASEMENT - MNFGC 501.12 - Install approved metal chimney liner.
 4. BASEMENT - MNFGC - 304 - Provide adequate combustion air and support duct to code.
 5. ALL UNITS - MNMC 403.3 - Provide adequate bathroom ventilation.
 6. ALL UNITS - SPLC 34.11(6) - Provide heat in every habitable room and bathrooms.
 7. BASEMENT - MNMC 1208.1 - Conduct witnessed pressure test on hot water heating system and check for leaks.
 8. BASEMENT - MNFGC 406.6.3 - Conduct witnessed pressure test on gas piping system and check for leaks.
9. MN RULES 1300.0120 - mechanical permits are required for the above work.

Inspected: 8/8/12

Received Request for Code Compliance Inspection: Team Inspection

Inspector notes:

Copper piping is missing.

The boilers are stripped of piping and wiring.

There are two men and two women bathrooms with no window or exhaust.

There is one interior gas meter.

19. OCCUPANT LOAD - MSFC 1003.2.2.5 - Post the occupant load on an approved sign in a conspicuous location near the main exit of the room.
20. PANIC HARDWARE - MSFC 1010.1, 1003.3.1.9 - Provide and maintain approved panic release hardware on all exit doors.
21. Plumbing Trade - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 4715.0200.C - Provide an approved number and type of plumbing fixtures.-Water heater: corrections required:
 (IFGC 402.1)-no gas shut off or gas piping incorrect.
 (IFGC 503)-gas venting incorrect.
 (MPC 1730 Subp.1)-water piping incorrect.

 (MPC 2180)-not fired or in service.

Water meter: corrections required:

- (MPC 2280)- raise meter to minimum 12 inches above floor.
- (MPC 1700)- meter is removed; not in service.
- (MPC 1800 Subp3,4)-service valves not functional or correct.

Water piping: corrections required:

- (MPC 1720)-repair or replace all corroded, broken or leaking piping.
- (MPC 1730)-pipe sizing incorrect.
- (MPC0420)- improper fittings or usage.
- (MPC 0520)- improper piping or usage.
- (MPC 2100)-boiler fill water line requires backflow assembly or device.
- (MPC1700)-provide water piping to all fixtures & appliances.

Gas piping: corrections required:

- (IFGC 406.1.2)-replace improper piping or fittings.

Soil & waste piping: corrections required:

- (MPC 1000)- no front sewer clean out; no soil stack base clean out.
- (MPC 2400)-unplugged or open piping; back pitched piping.
- (MPC 1430 Subp.4)- improper pipe supports.
- (MPC2420)- improper connections, transitions, fittings or pipe usage.
- (MPC 1430 Subp.4)- add appropriate hangers.
- (MPC 0200)-replace corroded cast iron or steel waste piping.
- (MPC 1300)-replace floor drain cover or clean out plug.

Fixture: All Bar Sinks

- (MPC 2300)-Waste incorrect.
- (MPC 0200 P)-Water piping incorrect.
- (MPC 0200 O)-Fixture is broken or parts missing.

Comments: _

The plumbing fixtures on the first and second floors were installed without a permit, never inspected, and not installed to code. Provide for proper tests for the plumbing which will include removal of concrete floors and walls to provide for visual inspection of all plumbing after obtaining the proper permits.

Much of the waste, vent, gas, and water piping are missing and many of the plumbing fixtures are damaged. Reinstall waste, vent, gas, water piping and fixtures to code.

Remove all unused waste, vent, gas, and water piping to the main and cap or plug to code.

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.

22. ROOF - SPLC 34.09 (1) e, 34.32 (1) d - Provide and maintained the roof weather tight and free from defects.
23. STAGE CURTAINS/FOAM - MSFC 805.2 - Provide documentation that decorative materials have been treated and maintained with an approved flame retardant or remove decorative materials that do not meet the flame retardant requirements.
24. Throughout - SPLC 33.05 - Uncertified portions of the building must not be occupied until inspected and approved by this office.
25. Throughout - 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.
26. Throughout - 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.
27. Throughout - SPLC 34.08 (1), 34.31 (1) - All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces.
28. Throughout - SPLC 34.09 (2), 34.32(2) - Repair or replace the damaged handrail in an approved manner. This work may require a permit(s). Call DSI at (651) 266-9090.
29. Throughout - MSFC 906.1, MN Stat. 299F.361 - Provide approved fire extinguishers in accordance with the following types, sizes and locations.
30. Throughout - MSFC 506.1 - Provide a key in the keybox for the fire alarm panel. Call the Fire Department communication center at (651) 224-7371 to make arrangements to have the keybox opened when you have the correct keys on site.
31. Throughout - MSFC 907.3 - Provide an approved fire alarm system. This work may require a permit(s), call DSI at (651) 266-9090.

32. Throughout - MSFC 1005.2 - Provide an approved additional means of egress due to an inadequate number of exits.
33. Throughout - MSFC 1010.5 - Provide and maintain an approved emergency lighting system.
34. Throughout - MSFC 1010.3 - Provide and maintain approved external or internal lighting of the exit sign.
35. WALLS - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the walls 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 mike.urmann@ci.stpaul.mn.us or call me at 651-266-8990 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,

Michael Urmann
Fire Inspector
Ref. # 10506