



June 2, 2023

Ridgecrest St Paul I Llc  
3700 74th Ave N  
Brooklyn Park MN 55443-3516

RE: FIRE INSPECTION CODE COMPLIANCE NOTICE  
1630 UNIVERSITY AVE W

Ref # 13020

Dear Property Representative:

A code compliance inspection of your building was conducted on May 8, 2023 to identify which 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.

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

#### DEFICIENCY LIST

1. Building - Exterior - Properly stripe parking lot, to include proper accessible spots per MN Accessibility Code.
2. Building - Exterior - Parking signs shall be placed at the correct height from grade per MN Accessibility Code.
3. Building - Exterior - Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3) - All levels.
4. Building - Exterior - Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f) - All levels.
5. Building - Exterior - Throughout - Provide weather sealed, air sealed and vermin sealed exterior on all levels. SPLC 34.32 (2)

6. Building - Interior - Provide restrooms per MN Accessibility Code and MNSBC Sect. 2902 & 1209.
7. Building - Interior - Provide approved door configurations and hardware. MNSBC 1010
8. Building - Interior - Exits - Means of egress illumination with appropriate emergency power MNSBC 1008
9. Building - Interior - Exits - Exit signs and emergency lighting with backup power MNSBC 1013
10. Building - Interior - Stairways - Fire doors with closers on all levels and all door locations within the interior exit stairway, fire rating according to MNSBC Table 716.1(2)
11. Building - Interior - Stairways - Install continuous handrails (34 inches - 38 inches above each nosing and extend 12" beyond tread) and guardrails (42 inch minimum) at all stairways, and return handrail ends into a newel post or wall per attachment. MNSBC 1014
12. Building - Interior - Stairways - 2 hour fire rating for interior exit stairway per MSBC 713.4
13. Building - Permits - If building to be used for the same purpose, then a remodeling permit will be necessary. If building to be used for different purpose, then a change of use permit will be necessary. Any associated trade permits will be required as well.
14. Electrical - MSFC 605.1 & 6 - Close openings in service panel/junction boxes with knockout seals, breaker blanks, proper cable clamps, and/or junction box covers to Article 110.12 (A) of the current NEC.
15. Electrical - MSFC 605.1 - Repair or replace all broken, painted over, corroded, missing or loose receptacles, smoke detectors, luminaires (light fixture), switches, covers and plates to Article 406.4(D) & Article 410 of the current NEC.
16. Electrical - MSFC 605.1 - Remove and/or rewire all illegal, improper, or hazardous wiring to the current NEC.
17. Electrical - MSFC 605.1 - Install in-use device covers on all exterior receptacle outlets that are damaged, to NEC 406.9(B)(2)(a) of the current NEC.
18. Electrical - MSFC 605.1 - Replace painted breakers in the electrical panelboard located in the second section of 2nd floor to NEC 110.12(B) of the current NEC.
19. Electrical - All electrical work must be done by a Minnesota- licensed electrical contractor under an electrical permit.
20. Electrical - No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
21. Electrical - MSFC 605.1 - Properly strap and support cables and/or conduits to the appropriate wiring method in Chapter 3 of the current NEC.

22. Fire Safety/ General - Emergency Lighting - MSFC 1104.5.3, 1008.3.5 - Provide and maintain an approved emergency lighting system.
23. Fire Safety/ General - Exit Doors - MSFC 1104.1, 1010.1.9.4 - Post a sign at interior side of door stating 'THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED' at main exits with interior key locks. The minimum stroke of the letter must be 1 inch high with a contrasting background. - If double-keyed lock remains on exit doors, fire code criteria must be met including use of this door as a main exit and door must remain unlocked at all times when the building is occupied.
24. Fire Safety/ General - Exit Doors - MSFC 1010.1.9 - 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. - Replace missing and damaged door hardware as necessary throughout the building so that all exit doors and door latches are operable using approved hardware.
25. Fire Safety/ General - Exit Signs - MSFC 1104.3.5, 1013.3 - Provide and maintain approved external or internal lighting of the exit sign.
26. Fire Safety/ General - Exit Signs - MSFC 1013.6.3 - Provide and maintain at least 90 minutes of illumination to the exit signs in case of primary power loss.
27. Fire Safety/ General - Exterior - Front - MSFC 1031.2, 1031.3 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exit path. - Front exit is inoperable due to door being boarded.
28. Fire Safety/ General - Exterior - Rear - MSFC 505.1 - Provide address numbers on building. - Rear address numbers are peeling.
29. Fire Safety/ General - Fire Extinguishers - MSFC 906.1, MN Stat. 299F.361 - Provide approved fire extinguishers in accordance with the following types, sizes and locations. - 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. Fire Safety/ General - Fire Extinguishers - MSFC 901.6 - Have fire extinguishers recharged and tagged where showing low pressure.
31. Fire Safety/ General - Front Side Windows and Door - SPLC 34.09 (4) a, 34.33 (3) a - Repair and maintain the window glass. Windows shall be fully supplied with window panes which are without open cracks or holes.
32. Fire Safety/ General - Lower Level - Stairway Door - MSFC 1010.1.9 - 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. - Remove keyed lock from exit door.
33. Fire Safety/ General - Rear Stairway - SPLC 34.10 (3), 34.34(2) - Repair or replace the unsafe stairway in an approved manner. - Repair or remove loose carpet on stairway where creating a tripping hazard.

34. Fire Safety/ General - Upper Level - Roof Access - MSFC 509.1 - Provide ROOF ACCESS sign on door leading to the room containing roof access stairway.
35. Fire Safety/ General - SPLC 34.10 (1), 34.34 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.
36. Fire Safety/ General - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner.
37. Fire Safety/ General - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner. - Patch holes in upper level floor where equipment has been removed. Maintain approved floor coverings throughout the building.
38. Fire Safety/ General - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner.
39. Mechanical - Air Conditioning - Verify that A/C system is operable, if not, repair, replace or remove and seal all openings. (A/C coil at the AHU was removed along with most of the piping) (All new piping will require a permit and inspection)
40. Mechanical - Bathrooms - Test all bath fans. A mechanical ventilation permit is required if an exhaust system is installed.
41. Mechanical - Boiler - Install isolation valves on boiler supply and return pipes.
42. Mechanical - Boiler - Support supply and return piping for heating system according to code. (Piping was removed)
43. Mechanical - Boiler - Install boiler pressure relief valve and pipe discharge to within eighteen inches of the floor.
44. Mechanical - Boiler - Install back flow preventer on city water fill line to hot water heating system and pipe vent as required. (A Plumbing permit is required)
45. Mechanical - Boiler - Repair or replace radiator/fin-tube radiation valves as needed.
46. Mechanical - Boiler - Expansion - Attach metal tag to expansion tank valve stating that this valve must be OPEN at all times except when draining the expansion tank.
47. Mechanical - Boiler Flue - Replace boiler flue venting to code.
48. Mechanical - Boiler - Conduct witnessed pressure test on hot water heating system and check for leaks.
49. Mechanical - Chimney - Inspect manufactured chimney and provide documentation from a licensed contractor that it is in good condition.
50. Mechanical - Coils - Replace or repair air handler, heating and cooling coils as needed. (Coils were removed along with most of the piping)
51. Mechanical - Combustion Air - Provide adequate combustion air and support duct to code.

52. Mechanical - Controls - Repair or replace building controls system as required. (Copper for pneumatic controls was removed)
53. Mechanical - Ductwork - All supply and return ducts for warm air heating system must be clean before final approval for occupancy. Provide documentation from a licensed duct-cleaning contractor that the duct system has been cleaned.
54. Mechanical - Ductwork - Repair and/or replace heating registers/diffusers as necessary.
55. Mechanical - Gas - Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
56. Mechanical - Gas - Provide support for gas lines to code.
57. Mechanical - Gas - Conduct a witnessed pressure test of the gas piping system. Check for leaks and repair all leaks as required.
58. Mechanical - Gas - Plug, cap and/or remove all disconnected gas lines and unapproved valves.
59. Mechanical - Heat - Provide heat in every habitable room and bathrooms.
60. Mechanical - Heating - Repair or replace fin tube radiation and covers as needed.
61. Mechanical - Permits - Mechanical permits are required for the above work.
62. Mechanical - Return Air - Provide a means of returning air from every habitable room to the furnace. Return air can not be taken from closets, bathrooms, toilet rooms, kitchen, or mechanical rooms.
63. Mechanical - Ventilation - Test all power roof ventilation and actuators.
64. Mechanical - Ventilation - Provide for fresh air and ventilation air as required by the occupancy.
65. Plumbing - Exterior - Lawn Hydrant -  
SPLC 34.11(1) MPC 301.2 Repair or replace the lawn hydrants that are broken or have parts missing.  
SPLC 34.11(1) MPC 603.5.7 The lawn hydrant(s) require a backflow preventer.
66. Plumbing - General -  
Verify that all waste, vent, and water pipe serving the plumbing fixtures function properly and meet the standards of the Minnesota Plumbing Code. All abandoned waste, vent, and water pipe must be capped off per the Minnesota Plumbing Code. All the above corrections to the waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Chapter 4714, Minnesota Rules Chapter 326, 4716, 1300, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code, and Saint Paul Regional Water Services Water Code. All plumbing must be done by a plumbing contractor licensed in the State of Minnesota and the City of Saint Paul by a plumber licensed in the State of Minnesota who also possess a City of Saint Paul Competency Card and after obtaining an approved City of Saint Paul Plumbing Permit.

67. Plumbing - Lower Level - Soil/Waste Piping -  
SPLC 34.11(1) MPC .0100 L & M & 707.1 Plug all open piping and properly pitch all piping.  
SPLC 34.11(1) MPC 313.0 Install proper pipe supports.  
SPLC 34.11(1) MPC 704.0 & 706.0 Replace all improper connections, transitions, fittings, or pipe usage.  
SPLC 34.11(1) MPC .0100 M & 418.2 Replace the floor drain cover or clean out plug.
68. Plumbing - Lower Level - Water Heater -  
SPLC 34.11(5) MPC 608.5 Correct the pressure and temperature relief valve discharge.  
SPLC 34.11(5) MFGC 409, MFGC Chapter 4 Install the gas shut off and the gas piping to code.  
SPLC 34.11(5) MFGC 501.12 & 503 Install the water heater gas venting to code.  
SPLC 34.11(5) MFGC 501.12 The water heater venting requires a chimney liner.  
SPLC 34.11(5) MPC 501.1, 604.13, & 606.2 Install the water piping for the water heater to code.  
SPLC 34.11(5) MPC .0100 Q The water heater must be fired and in service.  
SPLC 34.11(5) MFGC 304 Provide adequate combustion air for the gas burning appliance.
69. Plumbing - Lower Level - Water Meter -  
SPLC 34.11(4) MPC 609.12 & SPRW Sec.94.04 (a) Install water meter a min. 12 and max. 48 inches above the floor.  
SPLC 34.11(4) MPC 609.12 Support the water meter to code.  
SPLC 34.11(4) MPC 609.12 & SPRWS Sec.88.14 The water meter must be installed and in service.  
SPLC 34.11(4) MPC 606.2 The service valves must be functional and installed to code.  
SPLC 34.11(4) MPC 301.2 Repair the corroded or incorrect water service piping to the meter valve.
70. Plumbing - Lower Level - Water Piping -  
SPLC 34.11(1) MPC 301.2 Repair or replace all the corroded, broken, or leaking water piping.  
SPLC 34.11(1) MPC 610.0 Replace all the improperly sized water piping.  
SPLC 34.11(1) MPC 604.0 Replace all the improper fittings and fittings that have improper usage.  
SPLC 34.11(1) MPC 604.0 Replace all improper water piping and piping with improper usage.  
SPLC 34.11(1) MPC 603.5.10 Install a proper backflow assembly or device for the boiler fill water line.  
SPLC 34.11(1) MPC .0100 P & Q Provide water piping to all fixtures and appliances.  
SPLC 34.11(1) SPRWS 93.07 Provide a 1-inch water line to the first major take off.  
SPLC 34.11(1) MPC 313.0 Add the appropriate water pipe hangers.

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 [james.perucca@ci.stpaul.mn.us](mailto:james.perucca@ci.stpaul.mn.us) or call me at 651-266-8996 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,

James Perucca  
Fire Safety Inspector  
Ref. # 13020