



CITY OF SAINT PAUL

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

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

August 5, 2019

LARSON KING, LLP
30 7TH ST E SUITE 2800
ST PAUL MN 55101

RE: FIRE INSPECTION CODE COMPLIANCE NOTICE
1146 PAYNE AVE

Ref # 13118

Dear Property Representative:

A code compliance inspection of your building was conducted on July 18, 2019 to identify deficiencies that need to be corrected 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 - PROVIDE ACCESSIBILITY SIGNAGE** - Exterior: Provide accessible signage to code.
2. **BUILDING - PROVIDE STRUCTURAL ENGINEER'S REPORT** - SPLC Sect. 34.33 (1) Exterior: Supply Structural Engineer's report for front gas pump canopy.
3. **ELECTRICAL - CHECK ALL POLARITY** - MSFC 605.1 Check all receptacles for proper polarity (including 2-prong) and verify ground on 3-prong receptacles. Ensure all GFCI receptacles are functioning properly. Rewire and/or replace receptacles that are improperly wired or not functioning properly to Article 406.4 (D) of the current NEC.

4. ELECTRICAL - CLOSE OPENINGS IN PANEL/JUNCTION BOXES - 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.
5. ELECTRICAL - PROVIDE PANEL DIRECTORY - MSFC 605.1 Provide a complete circuit directory at service panel indicating location and use of all circuit to Article 408.4 of the current NEC.
6. ELECTRICAL - REPAIR VANDALIZED ELECTRICAL - MSFC 605.1 Repair damaged electrical due to vandalism to current NEC.
7. ELECTRICAL - REPLACE NON-LISTED CIRCUIT BREAKERS - MSFC 605.1 Replace circuit breakers in electrical panel that are not listed by the manufacturer for that panel board with proper breakers to Article 110.3 (B) of the current NEC.
8. ELECTRICAL - REPLACE BROKEN FIXTURES - 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.
9. ELECTRICAL - SUPPORT CABLES/CONDUIT - MSPFC 605.1 Properly strap and support cables and/or conduits to the appropriate wiring method in Chapter 3 of the current NEC.
10. ELECTRICAL - VERIFY AMPERAGE/PANEL SIZE - MSFC 605.1 Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices to Article 240.4 of the current NEC.
11. ELECTRICAL - PULL PERMITS FOR WORK - *All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.
12. ELECTRICAL - REMOVE ALL HAZARDOUS WIRING - MSFC 605.1 Remove and/or rewire all illegal, improper or hazardous wiring to the current NEC.
13. FIRE SAFETY - ENSURE ALL EXIT SIGNS ARE ILLUMINATED - MSFC 1104.5, 1011.3 - Provide and maintain approved external or internal lighting of the exit sign.

14. FIRE SAFETY - PROVIDE COMPLIANT LOCKING SYSTEM - MSFC 1008.1.9.3 - 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.
15. FIRE SAFETY - PROVIDE EMERGENCY LIGHTING - MSFC 1104.5.3, 1006.3 - Provide and maintain an approved emergency lighting system.
16. FIRE SAFETY - REMOVE UNAPPROVED PADLOCKS - MSFC 1008.1.9.3 - 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 unapproved padlocks from exterior storage area.
17. FIRE SAFETY - REPAIR FIRE ALARM SYSTEM - MSFC 901.6 - Repair and return the fire alarm system to service.
18. FIRE SAFETY - SERVICE ALL 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.
19. MECHANICAL - BATHROOM WINDOW OR VENTILATION - Provide a window in the bathrooms with an aggregate glazing area of not less than 2 square feet, one-half of which must be openable or provide exhaust system vented to the outside. -A Mechanical Ventilation Permit is required if an exhaust system is installed.
20. MECHANICAL - CLEAN & ORSAT TEST GAS BURNERS - Clean and ORSAT Test Gas Burners. Check all controls for proper operation. Check gas appliance heat exchanger for leaks: provide documentation from a licensed contractor that the heating unit is safe.
21. MECHANICAL - CLEAN DUCT WORK - 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.
22. MECHANICAL - CONNECT VENTING TO CHIMNEY LINER - Connect furnace/boiler and water heater venting into chimney liner.
23. MECHANICAL - PROVIDE COMBUSTION AIR & SUPPORT DUCT - Provide adequate combustion air and support duct to code.

24. MECHANICAL - PROVIDE HEAT - Provide heat in every habitable room and bathrooms.
25. MECHANICAL - PROVIDE RETURN AIR - Provide a means of returning air from every habitable room to the furnace. Return air cannot be taken from closets, bathrooms, toilet rooms, kitchen or mechanical rooms.
26. MECHANICAL - PROVIDE VENT PIPE CLEARANCE - Provide adequate clearance from flue vent pipe on furnace/boiler to combustible materials or provide approved shielding according to code.
27. MECHANICAL - REMOVE DISCONNECTED GAS LINES - Plug, cap and/or remove all disconnected gas lines.
28. MECHANICAL - REPAIR A/C SYSTEM - Verify that A/C system is operable. If not, repair, replace or remove and seal all openings.
29. MECHANICAL - REPLACE HEATING REGISTERS - Repair and/or replace heating registers as necessary.
30. MECHANICAL - RUN CONDENSATE DRAIN - Run A/C condensate drain three-quarter inch nominal size to an approved location and secure as needed.
31. MECHANICAL - SUPPORT GAS LINES - Provide support for gas lines to code. -
32. MECHANICAL - ENSURE ALL GAS EQUIPMENT WORKS - All Mechanical Equipment -SPLC 34.11 (6) All existing mechanical equipment and all gas piping must be tested and re-certified by a licensed Mechanical Contractor and inspected under permit. All existing Mechanical equipment will be required to meet current codes being enforced at the time of inspection.
33. MECHANICAL - REPALCE FLUE VENTING - Replace flue venting to code.
34. PLUMBING - INSTALL PROPER FIXTURE VENT - MPC .0100 E & 901 Install a proper fixture vent to code.

35. PLUMBING - INSTALL SEWER CLEAN-OUT - MPC 719.1 Install a front sewer clean-out.
36. PLUMBING - INSTALL VALVES PER CODE - MPC 606.2 The service valves must be functional and installed to code.
37. PLUMBING - INSTALL WATER METER PER CODE - MPC 609.11 & SPRWS Sec. 94.04 (a) Install water meter to a min. 12 and max. 48 inches above floor.
38. PLUMBING - PLUG OPENINGS/PROPERLY PITCH PIPING - MPC .0100 L&M 7 708.1 Plug all open piping and properly pitch all piping.
39. PLUMBING - PROPERLY INSTALL TOILET FIXTURE VENT - MPC .0100 E & 901 Install a proper toilet fixture vent to code.
40. PLUMBING - PROPERLY INSTALL TOILET FLANGED CONNECTION - MPC 402.6 Install the proper toilet flanged fixture connection on a firm base.
41. PLUMBING - PROPERLY INSTALL TOILET WAST PIPING - MPC 701 Install the toilet waste piping to code.
42. PLUMBING - PROPERLY INSTALL TOILET WATER PIPING - MPC .0100 P & Q & 419.2 Install the toilet water piping to code.
43. PLUMBING - PROPERLY INSTALL WASTE PIPING - MPC 701 Install the waste piping to code.
44. PLUMBING - PROPERLY INSTALL WATER PIPING - MPC .0100 P & Q & 419.2 Install the water piping to code.
45. PLUMBING - PROPERLY SPACE FIXTURES - MPC. 0100 R, 402.1, 402.5, & 408.6 Provide proper fixture spacing.
46. PLUMBING - PROVIDE 1-INCH WATER LINE - SPRWS 93.07 Provide a 1-inch water line to the first major take-off.

47. PLUMBING - PROVIDE WORKING WATER HEATER - MPC .0100 Q The water heater must be fired and in-service.
48. PLUMBING - REMOVE UNUSED VENT & PIPING - MPC .0101 Sub. 6 Remove unused waste, vent, water, and gas piping to the main and cap/plug to code.
49. PLUMBING - REPAIR LAWN HYDRANTS - MPC 301.1 Repair or replace the lawn hydrants that are broken or have parts missing.
50. PLUMBING - REPLACE BROKEN OR LEAKING PIPING - MPC 301.1 (3) Repair or replace all the corroded, broken, or leaking water piping.
51. PLUMBING - REPLACE IMPROPER PIPE USAGE - MPC 704 & 706 Replace all improper connections, transitions, fittings or pipe usage.
52. PLUMBING - SUPPORT WATER METER TO CODE - MPC 609.11 Support water meter to code.
53. PLUMBING - WORK UNDER PERMIT BY A LICENSED PLUMBER - *All the Plumbing corrections to the waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Chapter 4714, Minnesota Rules Chapter 326, 4516, 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.

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 Clerk's 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 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. # 13118