



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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Saint Paul, Minnesota 55101-1806

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October 15, 2010

Dong Phung
1621 Poppyseed Dr
New Brighton MN 55112-1679

RE: FIRE INSPECTION CODE COMPLIANCE NOTICE
910 EDMUND AVE
Ref # 14484

Dear Property Representative:

A code compliance inspection of your building was conducted on September 7, 2010 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.

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

DEFICIENCY LIST

1. EXTERIOR - ADDRESS NUMBERS - 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.
2. EXTERIOR - DOORS/STORM DOORS - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door in good condition.-
All exterior doors/storm doors to be in good repair.
Storm door closures to be in good repair.
3. EXTERIOR - DRIVEWAY/PARKING AREA - SPLC 34.08 (7) - All parking spaces shall be paved with asphalt, concrete, or durable dustless surfacing. Before any existing spaces may be paved, site plan approval must be obtained as specified in the St. Paul Zoning Code. Contact DSI Zoning at 651-266-9090.-
Repair/resurface driveway/parking area.

4. EXTERIOR - FRONT STEPS - 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.
Repair/replace defective front concrete steps.
5. EXTERIOR - GROUND COVER - SPLC 34.08 (3) - Provide and maintain suitable ground cover on all exterior areas to control erosion.
6. EXTERIOR - GUTTERS/DOWNSPOUTS - SPLC 34.12 (2), 34.35 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition.-
Repair/replace defective areas of gutters/downspouts, etc.
Downspouts to run water away from building.
7. EXTERIOR - 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.F
ire Department keybox on building.
Provide keys to all parts of building except individual units.
8. EXTERIOR - PRIVATE SIDEWALKS - SPLC 34.08 (10) - Repair, replace and maintain exterior sidewalks, walkways and stairs.
Repair/replace defective private sidewalks.
9. EXTERIOR - SCREENS - SPLC 34.09 (3), 34.32 (3) - Provide or repair and maintain the window screens.
10. EXTERIOR - STAIRWAY - 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.-
Exterior stairway to 2nd floor shakey.
Repair stairway under permit.
11. EXTERIOR - WALLS/REPAIRS/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 walls, rotted window/door frames/trim, etc.
Scrape and repaint.
12. EXTERIOR/INTERIOR - FOUNDATION - SPLC 34.09 (1) a, 34.32 (1) a - Provide and maintain foundation elements to adequately support this building at all points.-
Repair and tuckpoint foundation exterior and interior.
13. EXTERIOR/INTERIOR - WINDOWS - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window in good condition.
Windows to be in good repair--frames, sashes, trim, sash holding devices, glass, glazing etc.

14. INTERIOR - STAIRWELLS - MSFC 703 - Provide and maintain fire 'rated' shaft or stairway construction with approved materials and methods. This work may require a permit(s). Call DSI at (651) 266-9090.
The minimum rating must be: ONE HOUR.
Repair stairwell walls/ceilings.
15. INTERIOR BASEMENT - BASEMENT DOOR - MSFC 703 - Provide, repair or replace the fire rated door and assembly.
The minimum rating must be: ONE HOUR.-
Repair and maintain the door closer.
Repair and maintain the door latch.
Repair and maintain the door frame.
16. INTERIOR BASEMENT - 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.-
Basement support columns appear rotting at floor level.
To be structurally inspected by building inspector under permit.
17. INTERIOR STAIRWELL - DETERIORATED CARPETING - SPLC 34.12 (2), 34.35 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition.-
Remove deteriorated carpeting on stairways.
18. INTEIOR THROUGHOUT - ALL EQUIPMENT - SPLC 34.12 (2), 34.35 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition.
All supplied equipment--stoves, refrigerators, air conditioners etc to be in good repair and proper working order.
19. UNITS ALL - BATHROOM FLOORS - SPLC 34.10 (4), 34.33 (3) - Provide a bathroom floor impervious to water.
20. UNITS ALL - BATHROOM VENTING - SPLC 34.14 (3), MPC 4715.200.T - Provide and maintain a window or approved ventilation system in all bathrooms.-
No electric service at time of inspection--all bathroom mechanical ventilation to be properly functional.
21. UNITS ALL - CEILINGS - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the ceiling in an approved manner.
Repair source of water damage to ceilings.
Remove water damaged areas and properly repair.-Patch the holes and/or cracks in the ceiling.
Paint the ceiling.

22. 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 room/hallway adjacent to each bedroom. Installation shall be in accordance with manufacturers instructions.
23. UNITS ALL - FLOORS - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the floor in an approved manner.
Repair holes in floors from removal of radiators.-Repair or replace the carpeting.
Repair or replace the floor tile.
Repair or replace the floor coverings.
24. UNITS ALL - SMOKE DETECTORS - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.-Provide within 10 feet of each sleeping room in room/hallway adjacent to each bedroom.
25. UNITS ALL - UNIT FIRE DOORS - MSFC 703 - Provide, repair or replace the fire rated door and assembly.
The minimum rating must be: 20 MINUTES.-Repair and maintain the door closer.
Repair and maintain the door frame.
Repair and maintain the door latch.
26. UNITS ALL - UNIT NUMBERS - SPLC 71.01 - Provide address numbers on building per attached HN-1 handout.-Post unit identification numbers on all units.
27. UNITS ALL - WALLS - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the walls in an approved manner.
Repair all holes/cracks in walls including around all penetrations under sinks.-Patch the holes and/or cracks in the walls.
Paint the wall.
28. UNITS LOWER EAST - REAR ROOM - SPLC 34.19 - Provide access to the inspector to all areas of the building.-
Rear room in unit has door screwed shut--no access.
29. ZONING APPROVAL - VACANT OVER 1 YEAR - SPLC 62.101 - Use of this property does not conform to zoning ordinance. Discontinue unapproved use or call DSI Zoning at (651) 266-8989 to convert to legal use. Discontinue:-Building has been vacant over a year.
Any use to be approved by Zoning.
Contact Zoning at 651-266-9081 for information/zoning approval of use..
30. 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.
Provide water.

31. SPLC 39.02(c) - Complete and sign the provided smoke detector affidavit and return it to this office.

32. PLUMBING - SPLC 34.11(4), 34.34(1) SPC 4715.0200A - Provide an adequate water supply to all water closets, sinks, showers and tubs.

33. PLUMBING BASEMENT - 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 (MPC 0200.P).

34. PLUMBING BASEMENT - 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:

NO FRONT SEWER CLEANOUT (MPC 1000);

NO SOIL STACK BASE CLEAN OUT (MPC 1000).

35. PLUMBING BASEMENT - 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 METER:

SUPPORT METER PROPERLY (MPC 2280).

36. PLUMBING BASEMENT - WATER PIPING - 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 (MPC 4715.1720).

37. PLUMBING EXTERIOR - LAWN HYDRANT - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 415.0220 - Repair or replace and maintain the plumbing fixture to an operational condition.-

LAWN HYDRANT:

REQUIRES BACKFLOW ASSEMBLY OR DEVICE (MPC 2000).

38. PLUMBING UNIT #1 FIRST FLOOR EAST - 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 (MPC 0900).

39. PLUMBING UNIT #2 FIRST FLOOR WEST - 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) 266-8989.-

GAS PIPING:

RANGE GAS SHUTOFF, CONNECTOR OR PIPING INCORRECT (IFGC 402.1).

40. PLUMBING UNIT #2 FIRST FLOOR WEST - 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:

NOT SET/INCORRECT CLEARANCE.

41. PLUMBING UNIT #2 FIRST FLOOR WEST - 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:

FAUCET IS MISSING, BROKEN OR PARTS MISSING (MPC 0200.P);

REPLACE WASTE AND OVERFLOW (MPC 1940).

42. PLUMBING UNIT #3 SECOND FLOOR EAST - 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 (MPC 1340).

43. PLUMBING UNIT #4 SECOND FLOOR WEST - 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 (MPC 1240).

30. ELECTRICAL - Ground the electrical service to the water service with a copper

conductor within 5' of the entrance point of the water service, NEC 250.52

ELECTRICAL - Bond around water meter with a copper wire sized for the electrical service per Article 250 of the NEC, NEC 250.53

ELECTRICAL - Provide a complete circuit directory at service panel indicating location and use of all circuits, NEC 408.4

ELECTRICAL - Verify/install a separate 20 ampere laundry circuit & a separate 20 ampere kitchen appliance circuit, NEC 210.52

ELECTRICAL - Verify that fuse/circuit breaker amperage matches wire size, NEC 240.4

ELECTRICAL - Provide one (1) light for each 200 square feet in unfinished basement. One light must be switched from the top of the stairs, SPLC 34.14(2)e

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

ELECTRICAL - Check all outlets for proper polarity and verify ground on 3-prong outlets, NEC 406.3

ELECTRICAL - Remove any 3-wire ungrounded outlets and replace with 2-wire or ground 3-wire to code, NEC 406.3

ELECTRICAL - Throughout building, install outlets and light fixtures as specified in Bulletin 80-1, SPLC 34.14(2)

ELECTRICAL- Remove and/or rewire all illegal, improper or hazardous wiring in basement/ garage, MSFC 605.1

ELECTRICAL - Duplex: Check Building write-up for fire resistance requirements if both panels are in the common area in a basement or move 2nd unit electrical panelboard to the second unit,

ELECTRICAL - All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit, NEC 210.12

ELECTRICAL - All electrical work must be done by a Minnesota- licensed electrical contractor under an electrical permit, MN Stat 326B.36

ELECTRICAL - Any open walls or walls that are opened as part of this project must be wired to the standards of the 2008 NEC, MN Stat 326B.35

ELECTRICAL - All buildings on the property must meet the St. Paul Property Maintenance Code (Bulletin 80-1), SPLC 34.14

1. MECHANICAL - ALL UNITS - MNFGC 409.5 - Install approved lever handle manual gas shutoff valve on all gas appliances and remove any unapproved valves.
2. MECHANICAL - ALL UNITS - MNFGC 409.1 - Install approved lever handle manual building shutoff gas valve for each unit in an accessible location ahead of the first branch tee.
3. MECHANICAL - ALL UNITS - HEATING REPORT - SPLC 34.11 (6) - Clean and Orsat test furnace burners.
Check all controls for proper operation.
Provide documentation from a licensed contractor that the heating units are safe.
4. MECHANICAL - BASEMENT - MNFGC 501.12 - Connect furnaces and water heater venting into chimney liner.
5. MECHANICAL - ALL UNITS - MNRC R303.3 - Provide appropriate size openable window in bathrooms or provide exhaust system vented to outside.

A mechanical ventilation permit is required if an exhaust system is installed.

6. MECHANICAL - ALL UNITS - MNMC 103 - All supply and return ducts for warm air heating systems 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.
7. MECHANICAL - ALL UNITS - MNMC 103 - Repair and/or replace heating registers as necessary.
8. MECHANICAL - MN RULES 1300.0120 – Gas, ventilation, warm air and electrical permits and inspections are required for the above work and for the four warm air heating and bath exhaust systems installed without permits.

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 barb.cummings@ci.stpaul.mn.us or call me at 651-266-8943 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,

Barb Cummings
Fire Inspector
Ref. # 14484