



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

RECEIVED

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

SEP 24 2015

Telephone: (651) 266-8585

CITY CLERK

We need the following to process your appeal:

- \$25 filing fee (non-refundable) (payable to the City of Saint Paul) (if cash: receipt number _____)
 - Copy of the City-issued orders/letter being appealed
 - Attachments you may wish to include
 - This appeal form completed
 - Walk-In OR Mail-In
- for abatement orders only: Email OR Fax

<p>HEARING DATE & TIME (provided by Legislative Hearing Office) Tuesday, <u>October 6, 2015</u></p> <p>Time <u>1:30 p.m.</u></p> <p>Location of Hearing: <u>Room 330 City Hall/Courthouse</u></p>
--

Address Being Appealed:

Number & Street: 150 W Kellogg Blvd City: St. Paul State: MD Zip: 55102

Appellant/Applicant: RiverCentre * Email: bhuepenbecker@rivercentre.org

Phone Numbers: Business 265-4858 Residence _____ Cell 755-2610

Signature: [Handwritten Signature] Date: _____

Name of Owner (if other than Appellant): City of Saint Paul

Mailing Address if Not Appellant's: _____

Phone Numbers: Business _____ Residence _____ Cell _____

What Is Being Appealed and Why? *Attachments Are Acceptable*

- Vacate Order/Condemnation/
- Revocation of Fire C of O
- Summary/Vehicle Abatement
- Fire C of O Deficiency List/Correction Ref #10731 #2
- Code Enforcement Correction Notice
- Vacant Building Registration
- Other (Fence Variance, Code Compliance, etc.)




BILL HUEPENBECKER SENIOR DIRECTOR OF PLANNING AND PUBLIC AFFAIRS
DIRECT 651.265.4858 | EMAIL bhuepenbecker@rivercentre.org

MANAGED BY SAINT PAUL ARENA COMPANY
175 West Kellogg Boulevard, Saint Paul, Minnesota 55102
MAIN 651.265.4800 | FAX 651.265.4899
www.xcelenergycenter.com | www.rivercentre.org



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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

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

August 11, 2015

ST PAUL RIVER CENTRE PARKING
175 KELLOGG BLVD W
SAINT PAUL MN 55102

FIRE INSPECTION CORRECTION NOTICE

RE: 150 KELLOGG BLVD W
Ref. #10731

Dear Property Representative:

Your building was inspected on November 5, 2014 for the renewal of your Fire Certificate of Occupancy. Approval for occupancy will be granted upon compliance with the following deficiency list. The items on the list must be corrected prior to the re-inspection date.

A re-inspection will be made after September 17, 2015.

Failure to comply may result in a criminal citation or the revocation of the Fire Certificate of Occupancy. The Saint Paul Legislative Code requires that no building shall be occupied without a Fire Certificate of Occupancy. The code also provides for the assessment of additional re-inspection fees.

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

DEFICIENCY LIST

1. ELEVATOR LOBBY - SMOKE DETECTORS - MSFC 907.20 as amended - Provide required annual maintenance of the fire alarm system by a qualified person and provide written documentation to this office as proof of compliance.
2. SOUTHEAST STAIRWELL - MSFC 1028.3 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exit way.
-Remove stairwell or repair stairwell. Stairwell cannot be fences off. This will require a building permit. Contact DSI at 651-266-9090.

3. STANDPIPE TEST - MSFC 901.6 - Provide required annual inspection and testing of the fire standpipe system and provide written documentation to this office as proof of compliance.

Saint Paul Legislative Code authorizes this inspection and collection of inspection fees. For forms, fee schedule, inspection handouts, or information on some of the violations contained in this report, please visit our web page at: <http://www.stpaul.gov/cofo>

You have the right to appeal these orders to the Legislative Hearing Officer. Applications for appeals may be obtained at the Office of the City Clerk, 310 City Hall, City/County Courthouse, 15 W Kellogg Blvd, Saint Paul MN 55102 Phone: (651-266-8585) and must be filed within 10 days of the date of this order.

If you have any questions, email me at: kris.skow-fiske@ci.stpaul.mn.us or call me at 651-266-8949 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,

Kris Skow-Fiske
Fire Inspector

Reference Number 10731

The RiverCentre Parking Ramp is owned by the City but through management contracts on the RiverCentre Complex the ramp's operations and management is overseen by the RiverCentre Convention and Visitors Authority (RCVA).

In July 2012, the RCVA as part of its annual capital budget had planned to repair the southeast stairwell of the RiverCentre Parking Ramp. After the bids came in at \$285K (attached) which was \$95,000 over budget, all bids were rejected and it was decided to postpone the repairs and look at other options. The selected option was to review the building code to determine if the parking ramp could close that stairwell.

In 2014, Reigstad and Associates, the consultant engineering firm on the RiverCentre Parking Ramp, submitted code review documents to DSI (attached) so we could close the southeast stairwell of the RiverCentre Parking Ramp. After a review, it was determined that the parking ramp would conform to exiting and fire safety code requirements without the southeast stairwell. With that decision we proceeded to affect over \$100,000 in repairs on the southwest stairwell and we subsequently closed the southeast stairwell by fencing it off and posting signage.



In our C of O inspection this year by DSI we were told that we had to remove the fence and repair or demolish the southeast stairway. We are appealing this decision to the City Council for several reasons.

First, the stairway is not needed for operations or safety and prior to its closing was seldom used due to its distant location from the Kellogg Entrance.

Second, a life cycle analysis of the RiverCentre Parking Ramp has been completed which suggests that the ramp either needs a major renovation or replacement of the ramp in the next 3 to 5 years. At which time the stairway will be dealt with either way. This study will be further discussed with the City Council at the RiverCentre Budget Meeting in November.

Last, with limited resources and higher priority repairs needed at the ramp. We believe that it is a better use of dollars to leave the stairway in its current condition and proceed with other repairs yet this year.

For these reasons we are requesting that item 2 on the Deficiency List of the Fire Inspection Correction Notice be deleted so we can continue to leave the southeast stairwell closed until such time as the ramp undergoes a major renovation or reconstruction.

150 Kellogg

RiverCentre Parking Ramp Restoration
 2013 SE Stairwell Demo and Rebuild
 Bid Number: A-30991-4
 Bid Tabulation Sheet
 July 31, 2013

Unit Prices	Cy-Con		LS Black Constructors, Inc	
	Unit Price	Total	Unit Price	Total
2013 SE Stairwell Demo and Rebuild				
General Conditions and Mobilization	N/A	\$55,000.00	N/A	\$22,700.00
Partial Depth Concrete Repair; Vertical	\$60.00	\$30,000.00	\$65.00	\$32,500.00
Stair Demo and Replace including new rail	\$190,000.00	\$190,000.00	\$265,000.00	\$265,000.00
Remove spandrels and support system	\$10,000.00	\$10,000.00	\$8,800.00	\$8,800.00
Total Base Bid:	\$285,000.00		\$329,000.00	
Alternate 1: New South face cable rails	\$24,000.00	\$24,000.00	\$33,400.00	\$33,400.00
Alternate 2: New fencing N and W face	\$11,500.00	\$11,500.00	\$18,700.00	\$18,700.00
Acknowledgement of Addenda:	Yes		Yes	
Start Date:	9/1/2013		8/5/2013	
Calendar Days of Work	33		49	

150 Kellogg

Applicable Codes:

2007 MN STATE BUILDING CODE, with all of the following, including amendments:

- 2006 INTERNATIONAL BUILDING CODE
- 2007 MN STATE ACCESSIBILITY CODE
- 2007 MN STATE FIRE CODE
- 2007 INTERNATIONAL FIRE CODE
- 2006 INTERNATIONAL MECHANICAL CODE
- 2006 INTERNATIONAL FUEL GAS CODE
- 2005 MN STATE PLUMBING CODE
- 2008 NATIONAL ELECTRICAL CODE
- 1996 MN STATE ENERGY CODE

MSBC Chapter 3:

Occupancy: Group S-2, Low Hazard Storage (parking garage, open)

MSBC Chapter 4:

Section 403 - High Rise Buildings: Not applicable, see Sections 403.1, 406.3

Section 406.3 - Open Parking Garages

- Table 403.6.5 Area and Height:
- Construction Type: Type I-A or I-B
- Area per Tier: Unlimited
- No. of Tiers: Unlimited (type I-A); 12 tiers (type I-B)

Section 406.3.9 - Standpipes shall be installed per Chapter 9

MSBC Chapter 9:

Section 905 - Standpipes

- 905.3.1: Class III standpipe systems shall be installed where the highest story is located more than 30 feet above the lowest level of fire department vehicle access...
 - Exception: Class 1 manual dry standpipes are allowed in open parking garages subject to freezing temperatures; provided that the hose connections are located as required for Class II standpipes, in accordance with Section 905.5

MSBC Chapter 10:

Section 1004.1.1 - Maximum Floor Area per Occupant

- Parking Garage: 200 SF per occupant
- Occupant Load:

Level 8 (Plaza):	90,850 SF / 200 =	455 occupants
Level 7:	90,850 SF / 200 =	455 occupants
Level 6:	90,850 SF / 200 =	455 occupants
Level 5:	90,850 SF / 200 =	455 occupants
Level 4:	90,850 SF / 200 =	455 occupants
Level 3:	90,850 SF / 200 =	455 occupants
Level 2:	80,000 SF / 200 =	400 occupants
Level 1:	80,000 SF / 200 =	400 occupants

Totals: 640,000 SF 3,640 occupants

Section 1005.1 - Egress Width

- Maximum Floor Area per Occupant, S-2 Occupancy (non-sprinklered)

- Stairways: 0.3 inches per occupant
- Other Egress Components: 0.2 inches per occupant
- 400 occupants per level x 0.3 = 120 inches of stair width required = 40 inches ea. X 3 stairs

Section 1007 - Accessible Means of Egress

- Accessible exit stairway shall have 48 inches clear minimum between handrails
- Areas of refuge are not required at exit stairways serving open parking garages

Section 1015.2.1 - Two exits or exit access doorways

- Where two exits or exit access doorways are required from any portion of the exit access, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the building or area to be served...

Table 1016.1 - Exit Access Travel Distance

- Occupancy Group S-2, non-sprinklered: 300 feet max. travel distance
- Travel distance in open parking garages is permitted to be measured to the closest riser of open stairs.

Table 1019.1 - Minimum Number of Exits for Occupant Load

- Persons per story (1-500) 2 exits minimum
- Persons per story (501 - 1,000) 3 exits minimum
- Persons per story (over 1,000) 4 exits minimum
- Parking structures shall not have less than two exits from each parking tier, except that only one exit is required where vehicles are mechanically parked. Vehicle ramps shall not be considered as required exits unless pedestrian facilities are provided.

Section 1020 - Vertical Exit Enclosures

- Interior exit stairways and interior exit ramps shall be enclosed with fire barriers constructed in accordance with Section 706 or horizontal assemblies constructed in accordance with Section 711, or both. Exit enclosures shall have a fire-resistance rating of not less than 2 hours where connecting four stories or more and not less than 1 hour where connecting less than four stories.

- Stairways in open parking structures that serve only the parking structure are not required to be enclosed.

Section 1023 - Exterior Exit Ramps and Stairways

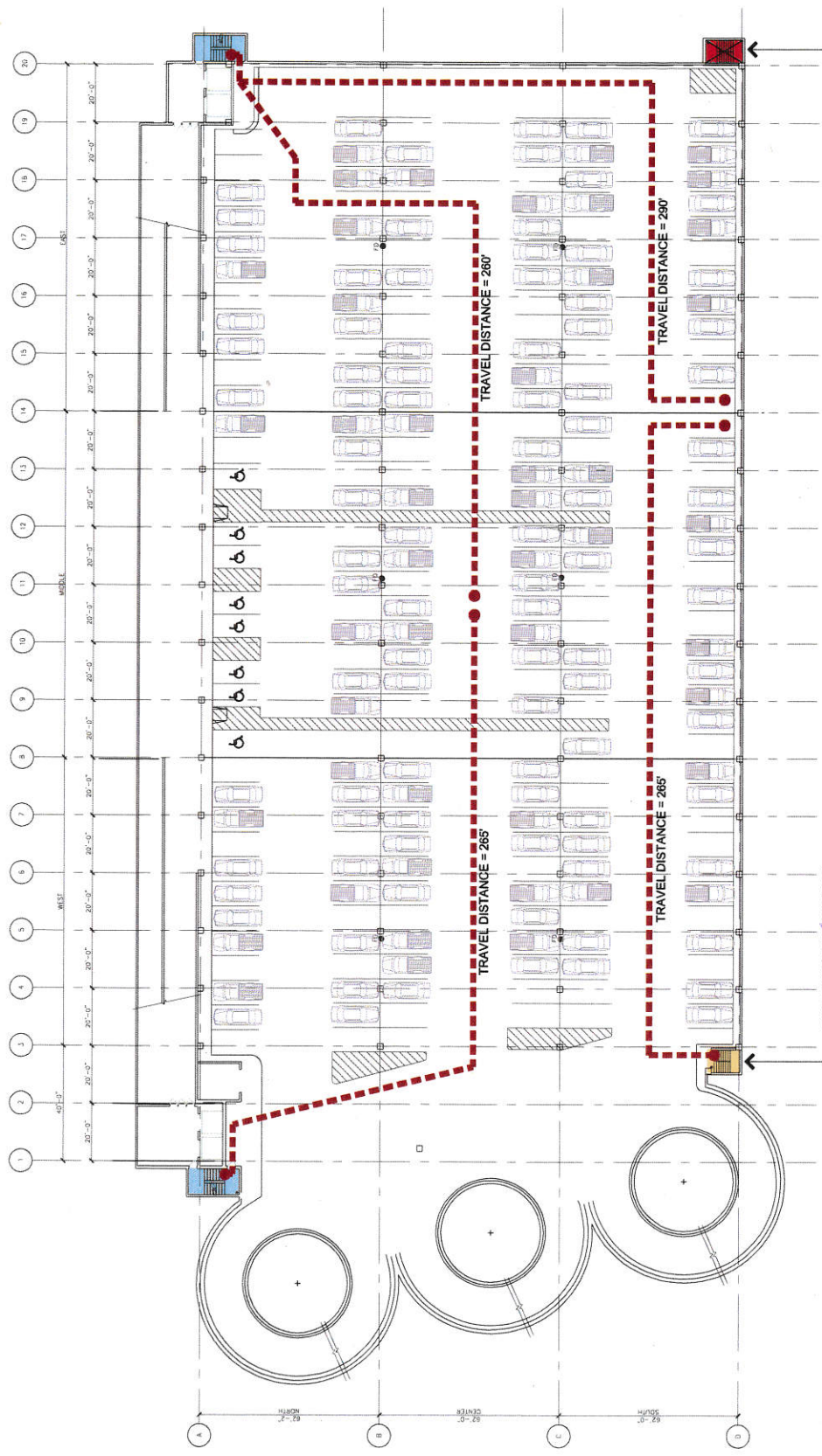
- 1023.2: For occupancies in other than Group I-2, exterior exit ramps and stairways shall be permitted as an element of a required means of egress for buildings not exceeding six stories above grade plane or having occupied floors more than 75 feet (22 860 mm) above the lowest level of fire department vehicle access
- The restriction noted above is intended to restrict 'high-rise' buildings, per Section 403. Section 403 does not apply to Open Parking Garages, per 403.1, Exception #2.

Therefore, we propose that an open / exterior stairway be allowed for an open parking garage.

Section 1024 - Exit Discharge

- Exits shall discharge directly to the exterior of the building. The exit discharge shall be at grade or shall provide direct access to grade. The exit discharge shall not reenter a building
- Stairways in open parking garages complying with Section 1020.1, Exception 5, are permitted to egress through the open parking garage at the level of exit discharge

150 Kellogg



EXISTING STAIR TO BE CLOSED;
PROVIDE CMU PARTITION, WITH
LOCKING HM DOOR & FRAME

EXISTING STAIR TO REMAIN;
REHAB/REPAIR AS REQUIRED



FLOOR PLAN - TYPICAL LEVELS 3 THRU 7

Option 6: Close SE stair; Rehab / repair SW stair