



CITY OF SAINT PAUL  
*Christopher B. Coleman, Mayor*

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Saint Paul, Minnesota 55101-1806

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April 18, 2017

Mai Vue  
1232 7th St E  
Saint Paul MN 55106-4014

RE: FIRE INSPECTION CODE COMPLIANCE NOTICE  
1232 7TH ST E

Ref # 11112

Dear Property Representative:

A code compliance inspection of your building was conducted 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

#### **General/ Building/ Fire Safety:**

**SPLC 33.03 – DSI building permit and other trade permits will be required for this work. Contact DSI at (651)266-8989 to obtain any necessary permits.**

**Fire Inspector: Mitchell Imbertson - (651)266-8986**

**Building Inspector: James Seeger - (651)266-9046**

1. Building Occupancy/ Zoning - SBC 3405.1, SBC 110.2, SPLC 62.101 –  
Occupancy: R-2 (3 Residential Units)  
Zoning: T1

This property was inspected as an existing R-2 residential building with three units. Any change from this use will require DSI building and zoning department approvals.

2. Basement - Near Stairway - SPLC 34.10 (2), 34.34(1) - Repair and maintain the damaged structural member. This repair may require a building permit, call DSI at (651) 266-8989.-Properly support and brace the ceiling joists in area near basement stairway.
3. Basement - Storage - MSFC 313.1 - Fueled equipment, including but not limited to motorcycles, mopeds, lawn-care equipment and portable cooking equipment, shall not be stored, operator or repaired within a building.-Remove gas can and any fuel-operated equipment from basement.
4. Basement - Structural - SPLC Sect. 34.34 (1) - Repair joist on east side of stairs, nails pulling out of joist and dropping . Add support footing and post. Properly header off west side cut off floor joist. And anchor all post. Properly support all loads at rear of house with footings, beams and post. Engineers report required for corrections for rear addition and soil support.
5. Exterior - Deck - Deck post at south west corner at rear of house requires additional support for header. SPLC Section 34.33 (2) a
6. Exterior - Drainage - SPLC 34.08 (2) - Provide and maintain the property grade to slope away from the building to minimize the accumulation of water near the building. This work may require a permit(s). Call DSI at (651) 266-8989.
7. Exterior - Groundcover - SPLC 34.08 (3) - Provide and maintain suitable ground cover on all exterior areas to control erosion.
8. Exterior - Rear - MSFC 505.1 - Provide address numbers on building.-Post address numbers visible from the alley side of building.
9. Exterior - Rear - SPLC 34.08 (1), 34.32 (1) - All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces.
10. Exterior - Rear - SPLC 163.03, 163.01 (2), (3) - Currently license (tabs) all vehicles on the property and return the vehicles to an operative mechanical condition or remove vehicles from the property.
11. Exterior - Rear Stairway - SPLC 34.09 (3), 34.33(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) 266-8989.-Repair loose guardrail and rotting wood on exterior stairway to 2nd floor.
12. Exterior - Windows - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window in good condition.-Repair damaged or broken window glass as necessary.
13. Exterior - Windows - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window frame.-Repair deteriorated and damaged window frames as necessary throughout exterior
14. Exterior - Windows - SPLC 34.09 (4), 34.33 (3) -Provide or repair and maintain the window screen.-Repair damaged screens, replace where missing. All openable windows require a screen.

15. Exterior - Wood Surfaces - SPLC 34.09 (1)(2), 34.33 (1) - 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 damaged or missing window trim and other wood surfaces as necessary throughout the exterior.
16. Throughout - CO Alarms - 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. Installation shall be in accordance with manufacturer's instructions.
17. Throughout - 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.
18. Throughout - Fire Extinguishers - MSFC 906.1, MN Stat. 299F.361 - Provide approved fire extinguishers in accordance with the following types, sizes and locations.-Provide one minimum 1A10BC fire extinguisher within each apartment unit or a minimum 2A10BC not be more than 50' travel distance from each apartment entrance. They must be permanently mounted between 3 and 5 feet high in readily visible and easily accessible locations.
19. Throughout - Fire Separation - Ensure all ceilings and walls between units and between units and common areas are 1 hour fire rated. Seal and fire-stop any penetrations. MSBC Chapter 7
20. Throughout - Handrails - SPLC 34.10 (3), 34.34(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. - Provide handrails where missing, re-install properly where existing rails are too low and not securely mounted.
21. Throughout - Smoke Alarms - MSFC 907.2.10.1.2, MSFC 102.1.1 - Smoke Alarms - Single or multiple-station smoke alarms shall be installed or maintained in the following locations - On ceiling/wall outside of each sleeping area in the immediate vicinity of bedrooms, in each room used for sleeping purposes, and in each story within a dwelling unit including basements. - Provide/maintain smoke alarms inside of each bedroom and outside of sleeping rooms. Where hard-wired smoke alarms have previously been installed, alarms must be maintained as hard-wired with battery backup. Also replace all existing smoke alarms which are more than 10 years old.
22. Throughout - Unit Doors and Basement - MSFC 703.1 - Provide, repair or replace the fire rated door and assembly. The minimum rating must be: 20 minutes. Doors must be self-closing and latching.-Provide approved fire-rated doors at all entries to units from the common areas. Provide approved fire-rated door at top of basement stairway.
23. Unit 2 - Windows - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window in good condition.-There are windows that have cracked and damaged integrated lift rails, damaged and missing interlocking sash components, missing latches and does not close properly.

24. Unit 3 - Floor - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner.-Repair sagging area of floor near the loft area.
25. Unit 3 - Kitchen - SPLC 34.10 (7) - Repair and maintain the cabinets in an approved manner.

**Electrical:**

**Minnesota Electrical Act - All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit. Any open walls or walls opened as part of this project must be wired to the standards of the current NEC.**

**Electrical Inspector: Randy Klossner – (651)266-9032**

26. MSFC 605.1 – Electrical Service - Repair the electrical service grounding conductor to the metallic water piping system. Install a conductor sized to Table 250.66 (NEC) from the electrical service to within 5’ of the entrance point of the water service, and bond around the water meter. Article 250, NEC
27. NEC 408.4 – Electrical Panels - Provide a complete circuit directory at the electrical panel(s) indicating location and use of all circuits.
28. NEC 110.3(B) – Electrical Panels - Replace circuit breakers in electrical panel that are not listed for that manufacturer’s panelboard, with properly listed breakers.
29. NEC 240.4 – Electrical Panels -Verify that circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices.
30. NEC 110.12(A) – Throughout - Close all openings in service panel/junction boxes with knockout seals, breaker blanks, proper cable clamps, and/or junction box covers.
31. NEC Chapter 3 – Basement/Throughout - Properly strap and support cables and/or conduits, and repair damaged/improperly installed surface metal raceways (Wiremold) to current NEC.
32. MSFC 605.1 – Throughout - Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaires (light fixture), switches, covers and plates to current code. All receptacles shall be installed so the receptacle is flush with the finish plate. Article 406.4(D), 406.5(D), & Article 410, NEC
33. MSFC 605.1 – Throughout - 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 current NEC (Article 406.4(D), NEC). Due to excessive clutter many walls and counters were inaccessible to inspect. Ensure all electrical accessible at final inspection.
34. MSFC 605.1 – Basement/Suspended Ceilings - Remove and/or rewire all illegal, improper or hazardous wiring to current NEC. Couldn’t inspect above suspended ceilings, ensure properly wired.
35. MSFC 605.1 – Throughout – Appears electric baseboard heater(s), or receptacles above heaters, were installed without an electrical permit. Receptacles are not allowed above baseboard heaters per the baseboard heater listing installation instructions. Ensure proper

wiring to baseboard heaters, and move either heaters or receptacles, so receptacles are not above baseboard heat. NEC 110.3

36. SPLC 34.14(2)(a) – Electrical Service - All residential structures and dwelling units shall be supplied with electrical service that is adequate to safely meet the electrical needs of the residential structures and dwelling units in accordance with the provisions of the electrical code presently in force. A load calculation of the service(s) shall be required due to the additional electric baseboard heaters throughout, and the installation of an electric water heater, to ensure the service is adequate for the structure. NEC 220.40
37. MSFC 605.1 – Unit 1 and 3 – Remove open bulb lampholders, or install globe type light fixtures, in clothes closets. NEC 410.16
38. MSFC 605.1 – All Units – Physically protect exposed NM Cable where required per the current NEC. NEC 334.15
39. MSFC 605.1 – Unit Bathrooms – Ensure exhaust fans above bathtubs do not require GFCI protection per the fan listing requirements on the nameplate of the fan. GFCI protect exhaust fans if required. NEC 110.3
40. SPLC 33.03(d) – Throughout - Ensure/Rewire all electrical associated with NM cables dated after 2003 to current NEC. The City of St. Paul’s files indicate an electrical permit was never purchased for this wiring. Illegally installed wiring must comply with the current addition of the NEC, and an electrical permit must be purchased for installation/repair prior to work being performed. Any sheetrock covering the illegal wiring must be removed for a rough in inspection.

#### **Mechanical:**

**MN Rules 1300.0120 - Mechanical permits are required for this work. All work must be completed by a licensed contractor.**

**Mechanical Inspector: Christi Dick – (651)266-9045**

41. BASEMENT - MNFGC 409.5 - Install approved lever handle manual gas shutoff valve on furnace and remove unapproved valves.
42. BASEMENT- MNFGC 409.1 - Install approved automatic gas valve for furnace
43. BASEMENT- MNFGC 409.1 - Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
44. BASEMENT- HEATING REPORT - SPLC 34.11 (6) - Clean and Orsat test furnace burner. Check all controls for proper operation. Check furnace heat exchanger for leaks; provide documentation from a licensed contractor that the heating unit is safe.
45. BASEMENT- MNFGC 308.4.4 - Provide a minimum of thirty inches of clearance in front of furnace/boiler for service or as specified in the furnace manufacturer’s installation instructions.
46. BASEMENT- MNFGC 617.5 (1) - Move return air intake a minimum of ten feet from furnace flue draft diverter or relocate it to another room.

47. BASEMENT- MNFGC 501.12 - Install approved metal chimney liner.
48. ALL UNITS- MNFGC 503 - Replace furnace flue venting to code.
49. BASEMENT- MNFGC 501.12 - Connect furnace and water heaters venting into chimney liner.
50. BASEMENT- MNFGC 501.15.4 - Provide adequate clearance from flue vent pipe on furnace/boiler to combustible materials or provide approved shielding according to code.
51. ALL UNITS-BASEMENT- MNFGC - 613.1 & MNMC 604.1 - Vent clothes dryer to code.
52. BASEMENT- MNFGC - 304 - Provide adequate combustion air and support duct to code.
53. BASEMENT, ALL UNITS - MNFGC - 407 -Provide support for gas lines to code.
54. BASEMENT, ALL UNITS- MNMC 103 - Plug, cap and/or remove all disconnected gas lines and unapproved valves.
55. ALL UNITS- MNRC R303.3 - Provide a window in the bathrooms with an aggregate glazing area of not less than 3 square feet, one-half of which must be openable or provide exhaust system vented to outside. A Mechanical ventilation permit is required if an exhaust system is installed.
56. BASEMENT- MNMC 103 - Install furnace air filter access cover.
57. ALL UNITS- MNMC 103 - 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.
58. ALL UNITS- MNMC 103 - Repair and/or replace heating registers as necessary.
59. ALL UNITS- SPLC 34.11(6) - Provide heat in every habitable room and bathrooms.
60. MNMC 918.8 - A forced warm air heating system may only serve one dwelling unit – dwelling separation required.
61. MNMC 918.6 - 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.
62. MN RULES 1300.0120 - Mechanical permits are required for the above work.

**Plumbing:**

**All corrections to waste, vent, water and gas piping shall be as per the Minnesota Plumbing Code Chapter 4715 and Chapter 326, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code and the Saint Paul Regional Water Service Code.**

**Plumbing Inspector: Paul Zellmer – (651)266-9048**

**Basement**

**Water Heater:**

1.  (MPC 504.4, 504.5, & 504.6) A pressure and temperature relief valve is required.
2.  (MFGC 503) Install the water heater gas venting to code.
3.  (MFGC 501.12) The water heater venting requires a chimney liner.
4.  (MPC 501) Install the water piping for the water heater to code.
5.  (MPC .0100 Q) The water heater must be fired and in service.

**Water Meter:**

1.  (MPC 609.11 & SPRWS Sec. 94.04 (a)) install water meter to a min. 12 and max. 48 inches above floor.
2.  (MPC 609.11) Support the water meter to code.
3.  (MPC 609.11 & SPRWS Sec.88.14) The water meter must be installed and in service.
4.  (MPC 606.2) The service valves must be functional and installed to code.
5.  (MPC 301.1) Repair the corroded or incorrect water meter piping.

**Water Piping:**

1.  (MPC 301.1 (3)) Repair or replace all the corroded, broken, or leaking water piping.
2.  (MPC 610) Replace all the improperly sized water piping.
3.  (MPC 604) Replace all the improper fittings and fittings that have improper usage.
4.  (SPRWS 93.07) Provide a 1 inch water line to the first major take off.

**Soil/Waste Piping:**

1.  (MPC 719.1) Install a front sewer clean out.
2.  (MPC 707.4) Install a clean out at the upper terminal at each horizontal drainage pipe.
3.  (MPC .0100 L & M & 708.1) Plug all open piping and properly pitch all piping.
4.  (MPC 313) Install proper pipe supports.
5.  (MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
6.  (MPC .0100 M) Replace all corroded cast iron or steel waste or vent piping

**Subsoil Drains & Sump:**

**Basement**

**Gas Piping:**

1.  (MMC 103) Replace all corroded gas piping.
2.  (MMC 1346.0103) Replace all improperly installed gas piping and fittings.
- 3.
4.  (MMC 103) Remove all disconnected gas lines and unapproved valves.

**First Floor**

**Laundry Tub/Clothes Washer Box/Standpipe:**

**Sink:**

1. \_\_x\_\_ (MPC .0100 E & 901) Install a proper fixture vent to code.
2. \_\_x\_\_ (MPC 701) Install the waste piping to code.
3. x\_\_ (MPC .0100 P & Q & 419.2) Install the water piping to code.

**Lavatory:**

1. \_\_x\_\_ (MPC .0100 E & 901) Install a proper fixture vent to code.
2. \_\_xx\_\_ (MPC 701) Install the waste piping to code.
3. \_\_x\_ (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing
4. .

**Toilet:**

1. \_\_x\_ (MPC 402.6) Install the proper flanged fixture connection on a firm base.

**Tub/Shower:**

1. \_\_x\_ (MPC .0100 E & 901) Install a proper fixture vent to code.
2. \_\_x\_ (MPC 701) Install the waste piping to code.
3. \_\_x\_ (MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
4. \_\_x\_\_ (MPC 401.1 & 409.2) Replace the waste and overflow.

**Gas Piping:**

1. \_\_x\_ (MFGC 411) Install an approved shut off; connector and gas piping for the range.

**Second Floor**

**Laundry Tub/Clothes Washer Box/Standpipe:**

**Sink:**

1. \_\_x\_ (MPC .0100 E & 901) Install a proper fixture vent to code.
2. \_\_x\_ (MPC 701) Install the waste piping to code.
3. \_\_x\_ (MPC .0100 P & Q & 419.2) Install the water piping to code.
4. \_\_x\_ (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.

**Lavatory:**

1. \_\_x\_\_ (MPC .0100 E & 901) Install a proper fixture vent to code.
2. \_\_x\_\_ (MPC 701) Install the waste piping to code.
3. x\_\_ (MPC .0100 P & Q & 419.2) Install the water piping to code.
4. \_\_x\_ (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing

**Toilet:**

1. \_\_x\_\_ (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
2. \_\_x\_\_ (MPC 402.6) Install the proper flanged fixture connection on a firm base.

**Tub/Shower:**

1. \_\_x\_\_ (MPC .0100 E & 901) Install a proper fixture vent to code.
2. \_\_x\_\_ (MPC 701) Install the waste piping to code.
3. \_\_x\_ (MPC .0100 P & Q & 419.2) Install the water piping to code.
4. \_\_x\_\_ (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
5. \_\_x\_\_ (MPC 409.4) Install a hot water temperature limiting device, ASSE Standard 1070

**Gas Piping:**

1. \_\_x\_ (MMC 1346.0103) Replace all improperly installed gas piping and fittings.
2. \_\_x\_ (MMC 1346.0103, MFGC 402) Remove improperly sized gas piping and install to code.
3. \_\_x\_ (MFGC 411) Install an approved shut off; connector and gas piping for the range.

**Third Floor**

**Laundry Tub/Clothes Washer Box/Standpipe:**

**Sink:**

**Lavatory:**

1. \_\_x\_\_ (MPC .0100 P & Q & 419.2) Install the water piping to code.
2. \_\_x\_\_ (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing

**Toilet:**

1. \_\_x\_ (MPC .0100 E & 901) Install a proper fixture vent to code.



2.  (MPC 701) Install the waste piping to code.
3.  (MPC .0100 P & Q & 419.2) Install the water piping to code.
4.  (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.

**Tub/Shower:**

1.  (MPC .0100 E & 901) Install a proper fixture vent to code.
2.  (MPC 701) Install the waste piping to code.
3.  (MPC .0100 P & Q & 419.2) Install the water piping to code.
4.  (MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
5.  (MPC 401.1 & 409.2) Replace the waste and overflow.

**Gas Piping:**

1.  (MMC 1346.0103) Replace all improperly installed gas piping and fittings.
2.  (MFGC 411) Install an approved shut off; connector and gas piping for the range.

**Fourth Floor**

**Tub/Shower:**

**Fifth Floor**

**Laundry Tub/Clothes Washer Box/Standpipe:**

**Toilet:**

**Tub/Shower:**

**Gas Piping:**

**Exterior**

**Lawn Hydrant(s):**

**Rain Leader(s):**

**Gas Piping:**

**Piping Vents:**

**General:**

1.  (MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.
2.  (MN Rules Chapter 1300.0120) Obtain permits and provide tests/inspections for the plumbing performed without permits.
3.  (MPC .0101 Subp. 6) Remove unused waste, vent, water, and gas piping to the main and cap/plug to code.
4.  (MPC .0100 R, 402.1, 402.5, & 408.6) Provide proper fixture spacing.

**Comments: Apt 1 listed first floor Apt #2 listed 2<sup>nd</sup> floor Apt 3 listed 3<sup>rd</sup> floor and upper**

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.

Ref. # 11112