



# APPLICATION FOR APPEAL

## Saint Paul City Council – Legislative Hearings

310 City Hall, 15 W. Kellogg Blvd.  
Saint Paul, Minnesota 55102  
Telephone: (651) 266-8585

RECEIVED

DEC 27 2013

CITY CLERK

### We need the following to process your appeal:

- \$25 filing fee 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 Courier
- for abatement orders only:  Email OR  Fax

**HEARING DATE & TIME**  
(provided by Legislative Hearing Office)  
Tuesday, January 7, 2013

Time 1:30 p.m.

Location of Hearing:  
Room 330 City Hall/Courthouse

### Address Being Appealed:

Number & Street: 2554 COMA AVE City: St. Paul State: MN Zip: 55108

Appellant/Applicant: Liftpro Email steven.a@liftpro.com

Phone Numbers: Business 651-644-6901 Residence 651-633-6037 Cell None

Signature: Steven A. Ambli Date: 12/27/13

Name of Owner (if other than Appellant): Danford LLC

Mailing Address if Not Appellant's: P.O. Box 1015, Lakeville, MN 55044

Phone Numbers: Business 651-246-0920 Residence N/A Cell N/A

### 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
- Code Enforcement Correction Notice
- Vacant Building Registration
- Other

We of Liftpro are appealing storage height requirement. If enforced as is it would place us in a hardship position to do business in this location seek other possible solutions.



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](http://www.stpaul.gov/dsi)

December 17, 2013

hmt 7 LIAT PRO

TOM TOMARO  
DANFORD LLC  
PO BOX 1015  
LAKEVILLE MN 55044

### FIRE INSPECTION CORRECTION NOTICE

RE: 2554 COMO AVE - BLDG B

Ref. #81152

Dear Property Representative:

Your building was inspected on December 6, 2013 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 on January 21, 2013 at 10:00 am.**

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

- All hmts
1. Exterior - Sanitation - SPLC 34.08 (1), 34.31 (1) - All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces.
  2. Exterior - Unit 6 - SPLC 34.09 (2), 34.32(2) - Repair or replace the damaged guardrail in an approved manner. This work may require a permit(s). Call DSI at (651) 266-9090. - *Re-attach the guardrail assembly around the stair landing which has been broken off.*

3. Exterior - Unit 6 - 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.
4. Exterior - Walls - SPLC 34.09 (1) b,c, 34.33 (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 and patch holes in exterior walls throughout the building as necessary. Repair damaged areas of block and brick.*
5. Exterior - Windows - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window glass.- Replace all cracked and open window panes, including upper windows.
6. Unit 1 - Electrical Panels - NEC 408.7 Unused Openings. Unused openings for circuit breakers and switches shall be closed using identified closures, or other approved means that provide protection substantially equivalent to the wall enclosure.
7. Unit 1 - Electrical Panels and Junction Boxes - MSFC 605.6 - Provide all openings in junction boxes to be sealed.- *Seal open knock-out holes.*
8. Unit 1 - Rear Exit - MSFC 1003.3.1.8 - 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 surface-bolt lock on rear exit door.*
9. Unit 1 - Wiring - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.- *Replace missing coverplate near front exit sign. Cap the wiring and provide coverplate on wall near microwave in rear break room.*
10. Unit 2 - Exterior Hazard Placard - MSFC 2703.5 - Remove the faded NFPA 704 hazard placard from exterior unit door.
11. Unit 2 - 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.*
12. Unit 2 - Rear Exit Door - MSFC 1003.3.1.8 - 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 surface-bolt lock.*
13. Unit 2 - Rear Exit Door - MSFC 1010.1, 1003.2.10 - Provide exit sign above rear exit door.

14. Unit 2 - Wiring - MSFC 605.1 - Remove unapproved exposed wiring and install in accordance with the electrical code. This work may require a permit(s). Call DSI at (651) 266-9090.- *Cap the exposed wiring at the ceiling in front/center area of unit. Secure and strap the flexible conduit near front counter in an approved manner.*
15. Unit 2 - SPLC 62.101 - Property zoning and occupancy - *This suite is inspected for use as a storage and testing area only, any public use or assembly use as paintball/airsoft arena will require building department approval for change of occupancy.*
16. Unit 3 - Cooler - MSFC 605.1 - Provide approved enclosed light fixture/junction box which is listed for use inside the walk-in cooler.
17. Unit 3 - Electrical Panels - NEC 408.7 Unused Openings. Unused openings for circuit breakers and switches shall be closed using identified closures, or other approved means that provide protection substantially equivalent to the wall enclosure.
18. Unit 3 - Electrical Panels and Junction Boxes - MSFC 605.6 - Provide all openings in junction boxes to be sealed.- *Seal open knock-out holes.*
19. Unit 4 – Hazardous Material Storage – MSFC 2703.4 – Material Safety Data Sheets (MSDS) shall be readily available on the premises for all regulated hazardous materials stored or used in the unit.
20. Unit 4 - Heating - SPLC 34.11 (6), 34.34 (3) - Repair and maintain the unit heaters in an approved manner. Provide approved heat sources for the unit. Immediately discontinue use of the unvented propane heaters inside of the unit.
21. Unit 4 - Office Areas - 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. - *The office area and mezzanine is condemned for use as a residential unit. Immediately remove beds and discontinue all residential usage in this unit.*
22. Unit 4 - Office Areas - 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: unapproved use as a residential unit.*

23. Unit 4 - Permits - SPLC 33.05 - Permits are required for the work being conducted in Unit 4 including.
  - Obtain building permit and approval for the new overhead garage door and enlarged door opening.*
  - Obtain electrical permit and approval for new electrical work completed in the remodeling of office, mezzanine and laundry room.*
  - Obtain mechanical or plumbing gas permit and approval for the gas line and connections for gas clothes dryer in laundry room.*
  - Obtain plumbing permit and approval for all new plumbing work completed through the mezzanine area, new restrooms and the laundry room.*
24. Unit 4 - Plumbing - SPLC 34.11, MSBC 2902.1, SPLC 34.17, MSPC 415.0220 - Repair or replace and maintain all parts of the plumbing system to an operational condition. - *Repair the plumbing in an approved manner. Plumbing is newly installed without permits. Bathroom and kitchen sinks have unvented S-traps. Drain stack is no properly vented to exterior. Drain piping is not supported per code.*
25. Unit 5 - 1st Floor Bathroom - SPLC 34.11 (4), 34.34 (1), MPC 4515, MPC 326 - Connect or cap the sewer piping in accordance with the plumbing code.- *Cap the open drain line in East 1st floor bathroom.*
26. Unit 5 - Electrical Panels - NEC 408.4 - Electrical Panel - Circuit Directory - Every electrical circuit shall be legibly identified as to its clear, evident, and specific purpose or use.
27. Unit 5 - Exterior Hazard Placard - MSFC 2703.5 - Provide NFPA 704 hazard identification placards per handout HM-1.  
**Blue = 2 Red = 4 Yellow = 0 White = leave blank Size = 6 inch min.**  
*Post hazard placard at front service door into this tenant space.*
28. Unit 5 - Fire Extinguisher - 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.*
29. Unit 5 - Fire Extinguisher - 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.
30. Unit 5 - 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.*

31. Unit 5 - Heating - SPLC 34.11 (6), 34.34 (3) - Repair and maintain the unit heaters in an approved manner. Provide approved heat sources for the unit.
32. Unit 5 - Kitchen - MSFC 38.01, NFPA 58 - Immediately discontinue indoor use of propane for the cooking stove.
33. Unit 5 - Laundry Room - Dryer - MSMC 504.6 - Provide, repair or replace the dryer exhaust duct. Exhaust ducts for domestic clothes dryers shall be constructed of metal and shall have a smooth interior finish. The exhaust duct shall be a minimum nominal size of four inches (102 mm) in diameter and installed in accordance with the mechanical code. This work may require a permit(s). Call DSI at (651) 266-8989.
34. Unit 5 - Laundry Room - Dryer - 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.
35. Unit 5 - Laundry Room - Dryer - MFGC Chapter 4 - Provide or replace fuel equipment piping in compliance with the mechanical code. This work may require a permit(s). Call DSI at (651) 266-8989. -  
*Dryer gas line is installed improperly with flexible gas line run through wall.  
Gas line run along wall over to the laundry room is not properly supported.*
36. Unit 5 - Licensing - SPLC 310.02 - Use of this property does not conform to licensing ordinance. Discontinue unlicensed use or call DSI/Licensing at (651) 266-9090 to obtain a license.  
*Discontinue use as repair garage or provide license.  
Contact Ramsey County to obtain hazardous waste generator license.*
37. Unit 5 - Used Oil - MSFC 3404.2.3.2 - Label all hazardous material containers with product specific identification. - *Properly label the containers being re-used for used oil storage.*
38. Unit 5 - Wiring - MSFC 605.1, MSFC 605.6 - Provide all electrical splices within junction boxes. Remove unapproved exposed wiring and install in accordance with the electrical code. This work may require a permit(s). Call DSI at (651) 266-8989. - *Repair the improperly installed and open spliced wiring in office closet.*
39. Unit 6 - Bathroom - SPLC 34.11, MSBC 2902.1, SPLC 34.17, MSPC 415.0220 - Repair or replace and maintain all parts of the plumbing system to an operational condition.- *Repair the toilet valve which is running.*
40. Unit 6 - Bathroom - SPLC 34.11 (4), 34.34 (1), MPC 4515, MPC 326 - Connect or cap the sewer piping in accordance with the plumbing code.- *Cap the unused drain line in an approved manner.*

41. Unit 6 - Electrical Panels - NEC 408.7 Unused Openings. Unused openings for circuit breakers and switches shall be closed using identified closures, or other approved means that provide protection substantially equivalent to the wall enclosure.
42. Unit 6 - Electrical Panels and Junction Boxes - MSFC 605.6 - Provide all openings in junction boxes to be sealed.- *Seal open knock-out holes.*
43. Unit 6 - Fire Extinguisher - 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.*
44. Unit 6 - Near Rear Heating Unit - MFGC 404.12 - Provide leak tight caps or plugs on disconnected or unused gas lines.
45. Unit 6 - Wiring - MSFC 605.1 - Remove unapproved exposed wiring and install in accordance with the electrical code. This work may require a permit(s). Call DSI at (651) 266-9090. - *Remove the uncapped exposed electrical wiring.*
46. Unit 6 - Wiring - MSFC 605.1 - Repair or replace damaged electrical fixtures. - *Replace the charred and damaged electrical outlet.*
47. Unit 6 - Wiring - NEC 300-11 Provide for all raceways, boxes, cabinets, and fittings to be securely fastened in place.- *Secure the loose electrical conduit near front door.*
48. Unit 7 - Lift Pro - Storage Height - MSFC 2302.1 - Reduce and maintain storage height to 12 feet or less or provide approved high-piled storage protection.- *This suite is un-sprinklered and does not meet high-pile storage requirements. Reduce storage height of all materials to 12 ft high or less. Reduce the storage height of idle pallet stacks to 6 ft high or less. (Tenant did not allow photos to be taken at time of inspection)*

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: [mitchell.imbertson@ci.stpaul.mn.us](mailto:mitchell.imbertson@ci.stpaul.mn.us) or call me at 651-266-8986 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,

Mitchell Imbertson  
Fire Inspection

Reference Number 81152