



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

October 22, 2010

Del Co Limited Partnership
Po Box 17122
St Paul MN 55117-0075

**NOTICE OF CONDEMNATION
UNFIT FOR HUMAN HABITATION
ORDER TO VACATE**

BUILDING VACATE DATE AND TIME IS OCTOBER 29, 2010 AT 12 NOON

**RE: 520 RICE ST
Ref. # 85278**

Dear Property Representative:

Your building was inspected on October 22, 2010.

The building was found to be unsafe, unfit for human habitation, a public nuisance, a hazard to the public welfare or otherwise dangerous to human life. A Condemnation Placard has been posted on the building.

The following deficiency list must be completed or the building vacated by the re-inspection date.

A VACATE DATE AND TIME FOR THIS BUILDING IS OCTOBER 29, 2010 AT 12 NOON.

CONDEMNATION OF THE BUILDING REVOKES THE CERTIFICATE OF OCCUPANCY.

Failure to complete the corrections may result in a criminal citation. The Saint Paul Legislative Code requires that no building be occupied without a Fire Certificate of Occupancy.

DEFICIENCY LIST

1. Rear of Building - SPLC 34.09 (2), 34.32(2) - Repair or replace the unsafe stairways, porch, decks or railings in an approved manner. This work WILL require a permit(s). Call DSI at (651) 266-9090.

2. Rear of Building Alley Side - SPLC 71.01 - Provide address numbers on building per HN-1 handout.
3. Basement - MSFC 605.6 - Provide all openings in junction boxes to be sealed.
4. Basement - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work WILL require a permit(s). Call DSI at (651) 266-9090.
5. Basement - NEC 300-11 Provide for all raceways, boxes, cabinets, and fittings to be securely fastened in place.-520 Rice has romex wiring hanging freely from the ceiling.
6. Building - SPLC 34.09 (3), 34.32 (3) - Provide or repair and maintain the window screens.
7. In front of the entry door 520 Rice - SPLC 34.08 (10) - Call Public Works at (651) 266-6120 to report the damaged or deteriorated sidewalks, walkways or stairs.
8. Rear of Building - SPLC 34.08 (1), 34.31 (1) - All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces.
9. Rear of building - 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.
10. Store 520 Rice - NEC - 110,12 - Correct hazardous wiring at service, Wiring on the floor at the base of the shelves at the end of the meat show case.
11. Store 520 Rice - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.
12. Store 520 Rice - 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.
13. Store 520 Rice - NEC 440.13 - For cord-connected equipment such as room air conditioners, household refrigerators and freezers, drinking water coolers, and beverage dispensers, a separable connector or an attachment plug and receptacle shall be permitted to serve as the disconnecting means. The appliance must plug directly into a permanent outlet.-All freezers must be plugged directly in to the receptacle
14. Store 520 Rice - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.-Multiple locations
15. Store 520 Rice - MSFC 1010.1, 1004.3.1 - Provide and maintain a minimum of 44 inch aisles where storage or fixtures are on two sides of the aisle.

16. Store 520 Rice - MSFC 1011.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exitway.-Portion of the store that has a meat counter. Remove all cords from all pathways
17. Store 520 Rice - SPLC 34.10 (6), 34.33 (5) - Exterminate and control insects, rodents or other pests. Provide documentation of extermination.-Have licensed exterminator exterminate for all insects and rodents.
18. Store 520 Rice - MSFC 705.1 - Provide a required occupancy separation with approved materials and methods. This work may require a permit(s). Call DSI at (651) 266-9090. The minimum rating must be: 1 Hour-The commercial space must provide a 1 hour separation from the apartments
19. Store 520 Rice - SPLC 34.10 (7), 34.33 (6) --Repair or replace the damaged framing of the cabinets behind the store register.
20. Store 520 Rice - SPLC 34.10 (7), 34.33 (6) - Replace all rotten wood floor surfaces and maintain the woodwork in an approved manner.
21. Store 520 Rice Basement - SPLC 34.10 (2), 34.33 - Repair and maintain the damaged structural member. This repair WILL require a building permit, call DSI at (651) 266-9090.-There are structural member in the basement that have rotted wood. That makes the store floor not structurally sound.
22. Store 520 Rice basement - SPLC 34.10 (5), 34.33 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.-Remove all discarded trash and paper and wood from stairway leading to basement and other materials that would harbor rodents.
23. The entire floor of the Store 520 Rice - SPLC 34.10 (7), 34.33 (6) - The floor tile in the store has been torn and broken and has to be replaced after the rotten wood floor surface has been replaced.
24. Vacant Part of 520 Rice - SPLC 33.05 - Uncertified portions of the building must not be occupied until inspected and approved by this office.
25. Vacant Part of 520 Rice - NEC - BULLETIN 80-1. n. ALL Hazardous improper and/or illegal wiring shall be removed or rewired to the present Electrical code.-There has been wiring done without a permit. ALL ELECTRICAL WORK WILL REQUIRE A PERMIT.
26. MSFC 603.6.1 MASONRY CHIMNEYS. Chimneys that upon inspection are found to be without a flue liner and that have open mortar joints which will permit smoke or gases to be discharged into a building or which are cracked as to be dangerous shall be repaired or relined with listed chimney liner system installed in accordance with the manufactures installation instructions or flue lining system installed in accordance with the requirements of the International Building Code and appropriate for the intended class of chimney service.

27. 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.
28. SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window glass.
29. SPLC 34.11 (6), 34.34 (3) - Provide service of heating facility by a licensed contractor which must include a carbon monoxide test. Submit a completed copy of the Saint Paul Fire Marshal's Existing Fuel Burning Equipment Safety Test Report to this office.
30. SPLC 39.02(c) - Complete and sign the provided smoke detector affidavit and return it to this office.

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 Office of the City Clerk, 310 City Hall, City/County Courthouse, 15 W Kellogg Blvd, Saint Paul MN 55102 Phone: (651-266-8688) and must be filed within 10 days of the date of the original orders.

If you have any questions, email me at: james.thomas@ci.stpaul.mn.us or call me at 651-266-8983 between 7:30 - 9:00 a.m. Please help make Saint Paul a safer place in which to live and work.

Sincerely,

James Thomas
Fire Inspector
Ref. # 85278

cc: Housing Resource Center
Force Unit