



CITY OF SAINT PAUL

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May 31, 2022

GLADYS IGBO  
GOLDEN ROSE ENTERPRISE  
570 IGLEHART AVE  
ST PAUL MN 55103

RE: VACANT BUILDING DEFICIENCIES  
385 UNIVERSITY AVE W  
Ref. # 100179

Dear Property Representative:

An inspection was made on May 27, 2022 of your vacant building at the above-captioned address. You are hereby notified that the following list must be corrected immediately. **A reinspection will be made on or after June 14, 2022.**

Failure to comply may result in additional reinspection fees and a criminal citation.

#### DEFICIENCY LIST

1. **1st Floor** - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. - *Repair interior walls in areas where damaged by impact from vehicle.*
2. **1st Floor** - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner. - *Repair interior ceiling in areas where damaged by impact from vehicle.*
3. **Exterior-Front** - SPLC 34.09 (1)(2)(a), 34.33 (1)(b) - 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. - *Front wall and façade material have been damaged from impact by a vehicle. Repair front exterior wall under building permit.*

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4. **Exterior-Front** - SPLC 34.09 (4), 34.33 (3)- Repair and maintain the window in good condition. All windows shall be maintained in accordance with the building code in effect at the time of construction or as altered/modified under an approved building permit. - *Front windows have been damaged from impact with vehicle.*
5. **Exterior-Graffiti** - SPLC 45.03(6) - All exterior surfaces must remain free of any initials, marks, symbols, designs, inscriptions or other drawings, scratched, painted, inscribed or otherwise affixed. - *Remove the graffiti from the west side of the building.*
6. **Gas Service** - SPLC 34.12 (2), SPLC 34.36 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition to properly and safely perform their intended function in accordance with the provisions of the applicable code. - *Gas service is disconnected at the meter by Xcel Energy due to damage from vehicle impact. Full inspection has not been made yet, uncertain what equipment is supplied by the natural gas service, appears to supply heating system and water heater.*
7. **Occupancy**--SPLC 40.06 - Uncertified portions of the building must not be occupied until inspected and approved by this office. - *The building is uncertified and not approved for occupancy at this time. Contact DSI Fire Inspector at (651)266-8989 to arrange inspection and approval when ready for re-occupancy.*
8. **Occupancy** - SPLC 34.19 - Provide access to the inspector to all areas of the building. - *Access needed for full interior inspection prior to recertification of the building.*
9. **Upper Floor-Fire Extinguishers** - MSFC 906.1, MN Stat. 299F.361 - 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. - *Provide the required fire extinguishers on the second floor. They must be permanently mounted between 3 and 5 feet high in readily visible and easily accessible locations.*
10. **Upper Floor-Furnace Closet** - MSFC 703.1 - Repair and maintain the required fire resistive construction with approved materials and methods. This work may require a permit(s). Call DSI at (651) 266-8989.-*There are holes in the walls of the furnace closet. Repair and maintain the fire resistive construction of the furnace closet. A permit will be required for this work.*

11. **Upper Floor-Furnace Closet** - MSFC 315.3.3 - Remove combustible storage within 36 inches of fuel burning equipment. - *Remove the storage from within the furnace closet.*
12. **Upper Floor-Tenant Address** - MSFC 505.1 - Provide address numbers on building. - *Provide address numbers on the doors leading to the individual tenant spaces on the second floor. Address numbers must be at least 4 inches in height, contrast with the background, and reflective or illuminated at night.*

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>

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 Safety Inspector

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