



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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May 5, 2017

Quality Residences Llc
9617 Oak Ridge Trl
Minnetonka MN 55305-4642

RE: FIRE INSPECTION CODE COMPLIANCE NOTICE
970 – 972 REANEY AVE

Ref # 14790

Dear Property Representative:

A code compliance inspection of your building was conducted to identify which deficiencies that will 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.

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. 3rd Floor - Front Entry Door - SPLC 34.09 (4) i - Repair and maintain an approved one-inch throw single cylinder deadbolt lock.
2. Basement - Ceiling - MSFC 703.1 - Repair and maintain the required fire resistive construction with approved materials and methods. - Repair damaged and open areas of the ceiling to maintain fire separation from common basement.

3. Basement - Mechanical Room - MSFC 509.1.1 - Provide MECHANICAL ROOM sign on door.
4. Exterior - Exit Doors - MSFC 1008.1.9.3 - 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.-Restore the doors to functionality where currently screwed shut. Remove hasps and padlocks.
5. Exterior - Grading - Correct grading around structure at sides and rear to direct drainage away from the building. SPLC Sect. 34.03 (2)
6. Exterior - Rear Basement Door - Rear basement entry door needs replacement. SPLC Sect. 34.09 (4)
7. Exterior - Rear Stairway - Replace rear exterior hand and guard rail (decayed) SPLC Sect. 34.09 (3)b
8. Exterior - Roof - Replace missing roof shingles. SPLC Sect. 34.09 (2)d
9. Exterior - Stairways - SPLC 34.09 (2), 34.32(2) - Repair or replace the unsafe stairways, porch, decks or railings in an approved manner. - Repair the holes in the concrete steps.
10. Exterior - Surfaces - Replace all decayed or damaged doors, fascia, soffit and window trim. SPLC Sect. 34.09 (1&2)
11. Exterior - SPLC 34.08 (3) - Provide and maintain suitable ground cover on all exterior areas to control erosion.
12. Exterior - Front Porch - Replace or repair front porch floor where some areas are decayed and weak. SPLC Sect. 34.09 (3)a
13. Extermination - SPLC 34.10 (6), 34.34 (5) - Exterminate and control insects, rodents or other pests. Provide documentation of extermination for mice.
14. Fire Alarm Maintenance - MSFC 901.6 - The fire alarm system must be maintained in a operative condition at all times, replace or repair where defective.-In 2nd floor rear common stairway, the hard-wired CO alarm needs to be replaced with a hard-wired interconnected smoke alarm. Replace missing hard-wired interconnected smoke detector in basement.
15. Fire Extinguishers - MSFC 906.8 - Fire Extinguisher Cabinets - Cabinets housing fire extinguishers shall not be locked except where provided with a means of ready access. - Replace missing glass breaking bars on fire extinguisher cabinets or open the cabinets/ remove the glass panel.
16. 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.

17. Rear Stairway - 2nd Floor - SPLC 34.10 (3), 34.34(2) - Repair or replace the damaged guardrail in an approved manner.-Replace missing balustrade and secure loose guardrail.
18. Rear Stairway - MSFC 1104.5, 1006.1, SPLC 34.14 (2)d, SPLC 34.35 (5) - Provide and maintain illumination in all portions of the exit system. - Provide approved permanent lighting for rear stairway.
19. 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.
20. Throughout - Cabinets - SPLC 34.10 (7) - Repair and maintain the cabinets in an approved manner.
21. Throughout - Doors - SPLC 34.33 (3) - Repair and maintain the door in good condition.- Repair all damaged doors as necessary throughout the building.
22. Throughout - Fire Separation - All walls and ceilings between units and units and common areas to have 1 hour fire rating. MSBC Chapter 7.
23. Throughout - Unit Doors - All doors from common areas to units to be 20 minute fire rated and have gasket and closing device. MSBC Chapter 7.
24. Throughout - Walls, Floors, Ceilings - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls, floors and ceilings in an approved manner. - Repair as necessary throughout all units and in common areas where damaged.
25. Throughout - Windows - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window in good condition.-Replace the missing glass. Repair damaged sash cords and hardware as necessary. Replace screens where missing. Repair or remove the damaged window blinds.

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. SPLC 34.14 (2)(a) – Electrical Service/Subpanel - Provide a complete circuit directory at all service panels indicating location and use of all circuit to Article 408.4 of the current NEC.
27. SPLC 34.14 (2)(a) – Throughout - Repair or replace all broken, painted over, corroded, missing or loose receptacles, smoke detectors, luminaires (light fixture), switches, covers and plates to Article 406.4(D) & Article 410 of the current NEC.
28. SPLC 34.14 (2)(a) – 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 Article 406.4(D) of the current NEC.

29. SPLC 34.14 (2)(a) – Basement - Remove and/or rewire all illegal, improper or hazardous wiring to the current NEC.
30. SPLC 34.14(2)(a) – Unit 1 Bathroom – Properly wire Bathroom exhaust fan and light to the current NEC.
31. SPLC 34.14(2)(a) – Unit 2 Bathroom - Properly wire Bathroom exhaust fan to the current NEC.
32. SPLC 34.14(2)(a) – Unit 3 Closet - Install globe type light fixture, or remove light fixture, in clothes closet and/or modify shelving to meet Article 410.16 of the current NEC.
33. SPLC 34.14(2)(a) – Unit 4 Kitchen – Replace missing countertop receptacle to Article 406.4(D) of the current NEC.
34. SPLC 34.14(2)(a) – Unit 5 Closet - Install globe type light fixture, or remove light fixture, in clothes closet and/or modify shelving to meet Article 410.16 of the current NEC.

Mechanical:

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

Mechanical Inspector: Maureen Hanson – (651)266-9043

35. BASEMENT - MNFGC 409.5 - Install approved lever handle manual gas shutoff valve on boiler and remove unapproved valves.
36. BASEMENT - MNFGC 409.1 - Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tees.
37. BASEMENT- HEATING REPORT - SPLC 34.11 (6) - Clean and Orsat test boiler burner. Check all controls for proper operation. Provide documentation from a licensed contractor that the heating unit is safe.
38. ALL LEVELS- MNFGC 501.12 - Install approved metal chimney liner.
39. BASEMENT- MNFGC - 613.1 & MNMC 604.1 - Vent clothes dryer to code.
40. BASEMENT- MNFGC - 304 - Provide adequate combustion air and support duct to code.
41. ALL UNITS- MNFGC - 407 -Provide support for gas lines to code.
42. ALL UNITS- MNMC 103 - Plug, cap and/or remove all disconnected gas lines and unapproved valves.

43. 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.
44. ALL UNITS- SPLC 34.11(6) - Provide heat in every habitable room and bathrooms.
45. ALL UNITS- MNMC 103 - Support supply and return piping for heating system according to code.
46. BASEMENT - MNMC 1005.2 & MNPC 4715.1940 - Install RPZ valve on city water fill line to hot water heating system and pipe vent as required.
47. ALL UNITS - MNMC 103 - Repair or replace radiator valves as needed.
48. 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:

49. (MPC 501) Install the water piping for the water heater to code.
50. (MPC .0100 Q) The water heater must be fired and in service.

Water Meter:

51. (MPC 609.11) Support the water meter to code.
52. (MPC 301.1) Repair the corroded or incorrect water meter piping.

Water Piping:

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

Soil/Waste Piping:

57. (MPC 719.1) Install a front sewer clean out.
58. (MPC .0100 L & M & 708.1) Plug all open piping and properly pitch all piping.
59. (MPC 313) Install proper pipe supports.
60. (MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
61. (MPC .0100 M) Replace all corroded cast iron or steel waste or vent piping

Basement

Laundry Tub/Clothes Washer Box/Standpipe:

62. (MPC .0100 E & 901) Install a proper fixture vent to code.
63. (MPC 701) Install the waste piping to code.
64. (MPC .0100 B) Provide the proper potable water protection for the faucet spout.

Gas Piping:

65. (MMC 103) Replace all corroded gas piping.
66. (MMC 1346.0103) Replace all improperly installed gas piping and fittings.
67. (MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
68. (MFGC 614.1-614.7) Vent clothes dryer to code.

First Floor 1W

Laundry Tub/Clothes Washer Box/Standpipe:

Sink:

69. (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.

Lavatory:

Toilet:

70. (MPC 402.6) Install the proper flanged fixture connection on a firm base.

Tub/Shower:

71. (MPC 701) Install the waste piping to code.
72. (MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
73. (MPC 409.2) Provide an approved waste stopper.

Gas Piping:

74. (MFGC 411) Install an approved shut off; connector and gas piping for the range.

Second Floor 2E

Laundry Tub/Clothes Washer Box/Standpipe:

Sink:

75. (MPC .0100 E & 901) Install a proper fixture vent to code.
76. (MPC 701) Install the waste piping to code.
77. (MPC .0100 P & Q & 419.2) Install the water piping to code.
78. (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.

Lavatory:

Toilet:

79. (MPC 402.6) Install the proper flanged fixture connection on a firm base.

Tub/Shower:

80. (MPC .0100 E & 901) Install a proper fixture vent to code.
81. (MPC 701) Install the waste piping to code.
82. (MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
83. (MPC 402.11) Provide access
84. (MPC 409.2) Provide an approved waste stopper.

Gas Piping:

85. (MFGC 411) Install an approved shut off; connector and gas piping for the range.

Third Floor 2 W

Laundry Tub/Clothes Washer Box/Standpipe:

Sink:

86. (MPC .0100 E & 901) Install a proper fixture vent to code.
87. (MPC 701) Install the waste piping to code.
88. (MPC .0100 P & Q & 419.2) Install the water piping to code.

Lavatory:

Toilet:

89. (MPC 402.6) Install the proper flanged fixture connection on a firm base.

Tub/Shower:

90. (MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
91. (MPC 401.1 & 409.2) Replace the waste and overflow.

Gas Piping:

92. (MFGC 411) Install an approved shut off; connector and gas piping for the range.

Fourth Floor 1E

- Laundry Tub/Clothes Washer Box/Standpipe:**
93. (MPC .0100 B) Provide the proper potable water protection for the faucet spout.
Sink:
94. (MPC .0100 E & 901) Install a proper fixture vent to code.
95. (MPC 701) Install the waste piping to code.
96. (MPC .0100 P & Q & 419.2) Install the water piping to code.
Lavatory:
97. (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing
Toilet:
98. (MPC 402.6) Install the proper flanged fixture connection on a firm base.
Tub/Shower:
99. (MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
100. (MPC 401.1 & 409.2) Replace the waste and overflow.
Gas Piping:
101. (MFGC 411) Install an approved shut off; connector and gas piping for the range.

Fifth Floor 3rd floor

- Laundry Tub/Clothes Washer Box/Standpipe:**
Sink:
102. (MPC .0100 E & 901) Install a proper fixture vent to code.
103. (MPC 701) Install the waste piping to code.
104. (MPC .0100 P & Q & 419.2) Install the water piping to code.
Lavatory:
105. (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing
Toilet:
106. (MPC 402.6) Install the proper flanged fixture connection on a firm base.
Tub/Shower:
107. (MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
108. (MPC 409.2) Provide an approved waste stopper.
Gas Piping:
109. (MFGC 411) Install an approved shut off; connector and gas piping for the range.

Exterior

- Lawn Hydrant(s):**
110. (MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
Rain Leader(s):
Gas Piping:
Piping Vents:
General:
111. (MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.
112. (MPC .0101 Subp. 6) Remove unused waste, vent, water, and gas piping to the main and cap/plug to code.

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.