



October 12, 2022

Michael T Mortimer  
Po Box 270094  
St Paul MN 55127-0094

RE: FIRE INSPECTION CODE COMPLIANCE NOTICE  
1762 ENGLEWOOD AVE

Ref # 16367

Dear Property Representative:

A code compliance inspection of your building was conducted on September 22, 2022, to identify 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

1. BUILDING - CLEAN, SEAL, DEODORIZE CHARRED BUILDING COMPONENTS - SPLC 34.09 -Charred building components shall be scraped or sandblasted completely clean and water-damaged components replace. A determination of necessary fire damaged corrective measures shall be made by this Department or by a registered structural engineer as to replacement, repairs, etc. All smoke-damaged and charred members shall be cleaned, sealed, and deodorized.

2. BUILDING - INSULATE & SEAL ATTIC ACCESS - MNCEC C402 Insulate and seal attic access.
3. BUILDING - OBTAIN A DEMO PERMIT - No permit was obtained prior to demo. A demo permit must be issued. -Immediately obtain a demo permit.
4. BUILDING - OBTAIN ALL TRADE PERMITS - Electrical, plumbing, mechanical permits are all required.
5. BUILDING - PROVIDE PLANS PRIOR TO COMMENCING WORK - Provide full set of plans and specifications from an approved agency prior to any work commencing.
6. BUILDING - PROVIDE APPROVED HOIZONTAL ASSEMBLY - MNSBC 711.1 -Provide an approved horizontal assembly at unit separations.
7. BUILDING - PROVIDE PLANS SHOWING ALL FRAMING POINT LOADS - Provide plans showing proper bearing at all new framing point loads.
8. BUILDING - REMOVE & REBUILD DECKS - Remove and rebuild 2nd story decks. (Both NW and SE corners of building)
9. BUILDING - REMOVE ENCLOSURE AT REAR OF PROPERTY - Remove lean-to/storage enclosure at rear of property.
10. BUILDING - REPAIR CEILING AS NEEDED - SPLC 34.34(6) Repair ceiling where needed.
11. BUILDING - REPAIR ROOF AS NECESSARY - SPLC 34.33(1) & MNSBC 1507.2 -Repair and replace roofing as necessary.
12. BUILDING - REPALCE EXTERIOR SURFACES AS NECESSARY - SPLC 34.33(1) & MNSBC 1403.1 -Repair and replace siding, soffit, and fascia as necessary.
13. BUILDING - REPLACE FENCE AS NECESSARY - Repair/replace fence as necessary.

14. BUILDING - VERIFY REAR ADDITION STRUCTURAL INTEGRITY - Verify structural integrity of rear addition.
15. BUILDING CONDEMNED - FIRE DAMAGE, NO ELECTRIC OR GAS SERVICE - SPLC 34.23, MSFC 111.1 - This occupancy is condemned as unfit for human habitation. This occupancy must not be used until re-inspected and approved by this office. - Building is uninhabitable due to fire in a second-floor bedroom. Electric and gas has been shut-off to the building.
16. BUILDING - PROVIDE PROPER FIRE BLOCKING - MNSBC 718.1 -Provide proper fire blocking at all concealed spaces.
17. CHANGE IN USE - DISCONTINUE USE OF UNAPPROVED UNIT - MSBC 1300.022 Sub. 3 - The occupancy group or use division of this building has been changed from that previously approved. Discontinue the unapproved occupancy or use or contact the Building Official at 651-266-8989 with your code analysis and to comply with requirements for approved occupancy. -An unapproved fifth unit has been discovered in a four-unit building. Immediately discontinue use of the unapproved fifth unit. You may submit plans for Review and apply for all required Building, Plumbing, Electrical, and Mechanical Permits as required.
18. CHANGE IN USE - DISCONTINUE USE OF UNAPPROVED UNIT - MSBC 1300.022 Sub. 3 - The occupancy group or use division of this building has been changed from that previously approved. Discontinue the unapproved occupancy or use or contact the Building Official at 651-266-8989 with your code analysis and to comply with requirements for approved occupancy. -An unapproved fifth unit has been discovered in a four-unit building. Immediately discontinue use of the unapproved fifth unit. You may submit plans for Review and apply for all required Building, Plumbing, Electrical, and Mechanical Permits as required.
19. DOORWAY BETWEEN 2ND FLOOR UNIT ROOMS - DO NOT REPLACE MATERIALS CREATING AN EXIT OBSTRUCTION - MSFC 1031.2, 1031.3 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exit path. - Materials including a plywood sheet and insulation batting were found blocking a doorway of the approved second floor unit. These materials created an illegal fifth unit, which was involved in a fire. Do not replace the material that blocked the doorway between the approved second floor unit and the illegal fifth unit.
20. DOORWAY BETWEEN 2ND FLOOR UNIT ROOMS - DO NOT REPLACE MATERIALS CREATING AN EXIT OBSTRUCTION - MSFC 1031.2, 1031.3 - Remove the materials

that cause an exit obstruction. Maintain a clear and unobstructed exit path. - Materials including a plywood sheet and insulation batting were found blocking a doorway of the second-floor unit. These materials created an illegal fifth unit, which was involved in a fire. Do not replace the material that blocked the doorway between the approved second floor unit and the illegal fifth unit.

21. ELECTRICAL - ALL WORK TO BE DONE TO CURRENT NEC - All interior finishers removed. Wire to the current National Electrical Code. -All Electrical work must be done under permit, inspected, and approved.
22. FIRE SAFETY - MAINTAIN CLEAN & SAFET EXTERIOR CONDITIONS - SPLC 34.08 (1), 34.32 (1) -Sanitation. All exterior property areas shall be maintained in a clean, safe, and sanitary condition, free from any accumulation of garbage, mixed municipal solid waste, animal feces or refuse.
23. FIRE SAFETY - PROVIDE CO2 ALARMS - MN Stat. 299F.51 - 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.
24. FIRE SAFETY - PROVIDE FIRE EXTINGUISHERS - MSFC 906.1, MN Stat. 299F.361 - Provide approved fire extinguishers in accordance with the following types, sizes, and locations. -Provide at least (1) one 1A10BC fire extinguisher in each apartment. The extinguisher should be mounted on the wall near the hallway door OR in the kitchen near the kitchen door. Provide at least (1) 2A10BC fire extinguisher in mechanical areas such as the basement.
25. FIRE SAFETY - PROVIDE HARD-WIRED SMOKE ALARMS - MN Stat. 299F.362, MSFC 1103.8 - Immediately provide and maintain a smoke alarm located outside each sleeping area. -Provide hardwired smoke alarms throughout the building.
26. FIRE SAFETY - PROVIDE SLEEPING AREA EGRESS WINDOWS - MSFC 1030.1 - Provide and maintain an approved escape window from each sleeping room or area or discontinue use of area as a sleeping room. This work may require permit(s). Call DSI at (651) 266-8989.

27. FIRE SAFETY - REMOVE EXTERIOR STORAGE THAT CREATES A NUISANCE - SPLC 34.08 (6) - Remove the accumulation of exterior storage that creates a nuisance or harbors rodents.
28. FIRE SAFETY - REMOVE EXCESSIVE COMBUSTIBLE STORAGE AND/OR VEGETATION - MSFC 304.1 - Remove excessive combustible storage and/or vegetation from exterior property areas. -Remove all stored or discarded building materials around the exterior yard and perimeter of the house.
29. MECHANICAL - ALL WORK TO BE DONE UNDER PERMIT - MMC RULES 1300.0120 - Mechanical permits are required for all Mechanical work.
30. MECHANICAL - INSTALL APPROVED GAS SHUTOFF VALVES - MFGC 409.5 -Install approved lever handle manual gas shutoff valve on furnace/boiler and remove unapproved valves.
31. MECHANICAL - INSTALL FURNACE AIR FILTER ACCESS COVER - MMC 103 -Install furnace air filter access cover.
32. MECHANICAL - PROVIDE RETURN AIR TO FURNANCE - MMC 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.
33. MECHANICAL - PROVIDE COMBUSTION AIR/SUPPORT DUCTWORK - MFGC 304 - Provide adequate combustion air and support duct to code.
34. MECHANICAL - PROVIDE HEAT IN HABITABLE ROOMS - SPLC 34.11(6) -Provide heat in every habitable room and bathrooms with at least one exterior wall.
35. MECHANICAL - PROVIDE HEATING REPORT - SPLC 34.11(6) HEATING REPORT -Clean and ORSAT Test the furnace/boiler burner. Check all controls for proper operation. Check furnace heat exchanger for leaks; provide documentation from a licensed contractor that all heating units is safe.

36. MECHANICAL - PROVIDE HEATING SYSTEM SEPARATION - MMC 918.8 -A forced warm air heating system may only serve one dwelling unit. Dwelling separation is required.
37. MECHANICAL - REMOVE UNAPPROVED GAS LINES & VALVES - MMC 103 -Plug, cap and/or remove all disconnected gas lines and unapproved valves.
38. MECHANICAL - REPLACE HEAT REGISTER AS NECESSARY - MMC 103 -Repair and /or replace heating registers as necessary.
39. MECHANICAL - SUPPORT GAS LINES TO CODE - MFGC 407 -Provide support for gas lines to code.
40. MECHANICAL - VENT DRYER TO CODE - MFGC 613.1 & MMC 604.1 -Vent clothes dryer to code.
41. MECHANICAL - CLEAN ALL DUCTS/PROVDE ACCESS OR DOCUMENTATION - MMC 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.
42. MECHANICAL - PROVIDE BATHROOM VENTILATION - MRC R303.3 -Bathroom ventilation required. Provide a window in the bathrooms with an aggregate glazing area of not less than 2 square feet, one-half of which must be openable or provide a mechanical exhaust system vented to the outside. A mechanical ventilation permit is required if a mechanical exhaust system is installed.
43. PLUMBING - 2ND FLOOR LAVATORY - SPLC 34.11(1) MPC .0100 E & 901.2, MPC 701.0, MPC .0100 P & Q & 601.2, MPC .0100 B -1) Install a proper fixture, vent to code. 2) Install the waste piping to code. 3) Install the water piping to code., 4) Repair/replace the fixture that is missing, broken or has parts missing. 5) Repair/replace the faucet that is missing, broken or has parts missing. 6) Provide the proper potable water protection for the faucet spout.

44. PLUMBING - 2ND FLOOR SINK - SPLC 34.11(1) MPC .0100 P 7 Q 7 601.2 & MPC 301.2  
1) Install the water piping to code. 2) Repair/replace the fixture that is missing, broken or has parts missing. 3) Repair/replace the faucet that is missing, broken or has parts missing. 4) Provide the proper potable water protection for the faucet spout.
45. PLUMBING - 2ND FLOOR TOILET - SPLC 34.11(1) MPC .0100 E & 901.2, MPC 701.0, MPC .0100 P & Q & 601.2, MPC 402.6 -1) Install a proper fixture, vent to code. 2) Install the waste piping to code. 3) Install the water piping to code. 4) Repair/replace the fixture that is missing, broken or has parts missing. 5) Repair/replace the faucet that is missing, broken or has parts missing. 6) Install the proper flanged fixture connection on a firm base.
46. PLUMBING - 2ND FLOOR TUB/SHOWER - SPLC 34.11(1) MPC .0100 E & 901.2, MPC 701.0, MPC .0100 P & Q & 601.2, MPC 301.2, MPC 408.3, MPC 409.4, MPC 417.3, MPC 409.2, MPC 409.10 & MPC TABLE 603.3.1 -1) Install a proper fixture, vent to code. 2) Install the waste piping to code. 3) Install the water piping to code. 4) Repair/replace the fixture that is missing, broken or has parts missing. 5) Repair/replace the faucet that is missing, broken or has parts missing. 6) Install scald and thermal shock protection, ASSE Standard 1016. 7) Install a hot water temperature limiting device, ASSE Standard 1070 8) Install backflow protection for the handheld shower. 9) Replace the water and overflow. 10) Provide access. 11) Provide an approved waste stopper. 12) Provide a code compliant faucet with the proper air gap.
47. PLUMBING - BASEMENT GAS PIPING - SPLC 34.11(6) MMC 1346.0103 -Replace all corroded gas piping.
48. PLUMBING - BASEMENT GAS PIPING - SPCL 34.11(6) MMC 1346.0103 -Replace all improperly installed gas piping and fittings.
49. PLUMBING - BASEMENT GAS PIPING - SPLC 34.11(6) MMC 1346.0103 & MFGC 402 - Remove improperly sized gas piping and install to code.
50. PLUMBING - BASEMENT GAS PIPING - SPLC 34.11(6) MFGC 407 -Add the appropriate metal hangers.
51. PLUMBING - BASEMENT GAS PIPING - SPLC 34.11(6) MFGC 614.1-614.8 -Vent clothes dryer to code.

52. PLUMBING - BASEMENT GAS PIPING - SPLC 34.11(6) MFGC 406.4.1 -Conduct a witnessed pressure test on the gas piping system.
53. PLUMBING - BASEMENT GAS PIPING - SPLC 34.11(6) MMC 1346.0103 -Remove all disconnected gas lines and unapproved valves.
54. PLUMBING - BASEMENT LAUNDRY TUB/CLOTHES WASHER BOX/STANDPIPE - SPLC 34.11(1) MPC .0100 E & 901.2 -Install a proper fixture, vent to code.
55. PLUMBING - BASEMENT LAUNDRY TUB/CLOTHES WASHER BOX/STANDPIPE - SPLC 34.11(1) MPC 701.0 -Install the waste piping to code.
56. PLUMBING - BASEMENT LAUNDRY TUB/CLOTHES WASHER BOX/STANDPIPE - SPLC 34.11(1) MPC .0100 P & Q & 601.2 -Install the water piping to code.
57. PLUMBING - BASEMENT SOIL/WASTE PIPING - SPLC 34.11(1) MPC 719.1 -Install a front sewer clean-out.
58. PLUMBING - BASEMENT SOIL/WASTE PIPING - SPLC 34.11(1) MPC 701.0 -Install a clean-out at the upper terminal at each horizontal drainage pipe.
59. PLUMBING - BASEMENT SOIL/WASTE PIPING - SPLC 34.11(1) MPC .0100 M & 418.2 - Replace the floor drain cover or clean-out plug.
60. PLUMBING - BASEMENT TOILET - SPLC 34.11(1) MPC .0100 E & 901.2 -Install a proper fixture, vent to code.
61. PLUMBING - BASEMENT TOILET - SPLC 34.11(1) MPC .0100 P & Q & 601.2 -Install the water piping to code.
62. PLUMBING - BASEMENT WATER HEATER - SPLC 34.11(5) MPC 504.4, 504.5 & 504.6 - Pressure, and temperature relief is required.



63. PLUMBING - BASEMENT WATER HEATER - SPLC 34.11(5), MPC 608.5 Correct the pressure and temperature relief valve discharge.
64. PLUMBING - BASEMENT WATER HEATER - SPLC 34.11(5) MPC .0100 V -Install an approved automatic gas control valve.
65. PLUMBING - BASEMENT WATER HEATER - SPLC 34.11(5) MPC .0100 Q -The water heater must be fired and in service.
66. PLUMBING - BASEMENT WATER HEATER - SPLC 34.11(5) MFGC 304 -Provide adequate combustion air for the gas burning appliance.
67. PLUMBING - BASEMENT WATER METER - SPCL 34.11(4) MPC 609.12 & SPRW SEC. 94.04 (a) -Install the water meter a min. 12 and a max. 48 inches above the floor.
68. PLUMBING - BASEMENT WATER METER - SPLC 34.11(4) MPC 609.12 -Support the water meter to code.
69. PLUMBING - BASEMENT WATER METER - SPCL 34.11(4) MPC609.12 & SPRWS SEC 88.14 -The water meter must be installed and in service.
70. PLUMBING - BASEMENT WATER METER - SPLC 34.11(4) MPC 606.2 -The service valves must be functional and installed to code.
71. PLUMBING - BASEMENT WATER PIPING - SPCL 34.11(1) MPC 301.2 -Repair or replace all the corroded, broken, or leaking water piping.
72. PLUMBING - BASEMENT WATER PIPING - SPLC 34.11(1) MPC .0100 P & Q -Provide water piping to all fixtures and appliances.
73. PLUMBING - BASEMENT WATER PIPING - SPLC 34.11(1) SPRWS 93.07 -Provide a 1-inch water line to the first major take-off.

74. PLUMBING - BASEMENT WATER PIPING - SPLC 34.11(1) MPC 313.0 -Add the appropriate water pipe hangers.
75. PLUMBING - FIREST FLOOR TOILET - SPLC 34.11(1) MPC 301.2 -Repair/replace the faucet that is missing, broken or has parts missing.
76. PLUMBING - FIREST FLOOR TUB/SHOWER - SPLC 34.11(1) MPC 402.10 -Provide access.
77. PLUMBING - FIRST FLOOR LAVATORY - SPLC 34.11(1) MPC .0100 E & 901.2 -Install a proper fixture, vent to code.
78. PLUMBING - FIRST FLOOR LAVATORY - SPLC 34.11(1) MPC 701.0 -Install the waste piping to code.
79. PLUMBING - FIRST FLOOR LAVATORY - SPLC 34.11(1) MPC .0100 P & Q & 601.2 - Install the water piping to code.
80. PLUMBING - FIRST FLOOR LAVATORY - SPLC 34.11(1) MPC 301.2 -Repair/replace the fixture that is missing, broken or has parts missing.
81. PLUMBING - FIRST FLOOR LAVATORY - SPLC 34.11(1) MPC 301.2 -Repair/replace the faucet that is missing, broken or has parts missing.
82. PLUMBING - FIRST FLOOR LAVATORY - SPLC 34.11(1) MPC .0100 B -Provide the proper potable water protection for the faucet spout.
83. PLUMBING - FIRST FLOOR SINK - SPLC 34.11(1) MPC .0100 E & 901.2 -Install a proper fixture, vent to code.
84. PLUMBING - FIRST FLOOR SINK - SPLC 34.11(1) MPC 701.0 -Install the waste piping to code.

85. PLUMBING - FIRST FLOOR SINK - SPLC 34.11(1) MPC .0100 P & q & 601.2 -Install the water piping to code.
86. PLUMBING - FIRST FLOOR SINK - SPLC 34.11(1) MPC 301.2 -Repair/replace the fixture that is missing, broken or has parts missing.
87. PLUMBING - FIRST FLOOR SINK - SPLC 34.11(1) MPC 301.2 -Repair/replace the faucet that is missing, broken or has parts missing.
88. PLUMBING - FIRST FLOOR TOILET - SPLC 34.11(1) MPC .0100 E& 901.2 -Install a proper fixture, vent to code.
89. PLUMBING - FIRST FLOOR TOILET - SPLC 34.11(1) MPC 701.0 -Install the waste piping to code.
90. PLUMBING - FIRST FLOOR TOILET - SPLC 34.11(1) MPC .0100 P & Q & 601.2 -Install the water piping to code.
91. PLUMBING - FIRST FLOOR TOILET - SPLC 34.11(1) MPC 301.2 -Repair/replace the fixture that is missing, broken or has parts missing.
92. PLUMBING - FIRST FLOOR TOILET - SPLC 34.11(1) MPC 301.2 -Repair/replace the faucet that is missing, broken or has parts missing.
93. PLUMBING - FIRST FLOOR TUB/SHOWER - SPLC 34.11(1) MPC .0100 E & 901.2 -Install the proper fixture, vent to code.
94. PLUMBING - FIRST FLOOR TUB/SHOWER - SPLC 34.11(1) MPC 701.0 -Install the waste piping to code.
95. PLUMBING - FIRST FLOOR TUB/SHOWER - SPLC 34.11(1) MPC .0100 P & Q & 601.2 - Install the water piping to code.

96. PLUMBING - FIRST FLOOR TUB/SHOWER - SPLC 34.11(1) MPC 301.2 -Repair/replace the fixture that is missing, broken or has parts missing.
97. PLUMBING - FIRST FLOOR TUB/SHOWER - SPLC 34.11(1) MPC 301.2 -Repair/replace the faucet that is missing, broken or has parts missing.
98. PLUMBING - FIRST FLOOR TUB/SHOWER - SPLCE 34.11(1) MPC 408.3 -Install scald and thermal shock protection, ASSE Standard 1016.
99. PLUMBING - FIRST FLOOR TUB/SHOWER - SPLC 34.11(1) MPC 409.4 -Install a hot water temperature limiting device, ASSE Standard 1070.-
100. PLUMBING - FIRST FLOOR TUB/SHOWER - SPLC 34.11(1) MPC 417.3 -Install backflow protection for the handheld shower.
101. PLUMBING - FIRST FLOOR TUB/SHOWER - SPLC 34.11(1) MPC 409.2 -Provide an approved waste stopper.
102. PLUMBING - FIRST FLOOR TUB/SHOWER - SPLC 34.11(1) MPC 409.2 -Replace the waste and overflow.
103. PLUMBING - SECOND FLOOR SINK - SPLC 34.11(1) MPC .0100 E & 901.2 -Install a proper fixture, vent to code.
104. PLUMBING - BASEMENT TOILET - SPLC 34.11(1) MPC 701.0 -Install the waste piping to code.
105. PLUMBING - BASEMENT TOILET - SPLC 34.11(1) MPC 402.6 -Install the proper flanged fixture connection on a firm base.
106. PLUMBING - BASEMENT WATER METER - SPLCE 34.11(4) MPC 301.2 -Repair the corroded or incorrect water service piping to the meter valve.

107. PLUMBING - SECOND FLOOR SINK - SPLC 34.11(1) MPC 701.0 -Install the waste piping to code-
108. ZONING - UNAPPROVED USE OF FIFTH UNIT - 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: -This property has been approved for four living units. A fifth unit has been discovered on the second floor without Zoning approval. Immediately discontinue use of the illegal fifth unit or obtain Zoning and other approvals for the fifth unit.
109. ZONING - UNAPPROVED USE OF FIFTH UNIT - 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: -This property has been approved for four living units. a fifth units has been discovered, without proper Zoning approved. Immediately discontinue use of the illegal fifth unit. or obtain Zoning approval for five units.
110. SPLC 39.02(c) - Complete and sign the smoke alarm 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 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.

If you have any questions, email me at [james.perucca@ci.stpaul.mn.us](mailto:james.perucca@ci.stpaul.mn.us) or call me at 651-266-8996 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,

James Perucca  
Fire Safety Inspector  
Ref. # 16367