SAINT PAUL
SAFETY & INSPECTIONS

DEPARTMENT OF SAFETY & INSPECTIONS (DSI)
ANGIE WIESE, PE(MN), CBO, DIRECTOR

375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
Tel: 651-266-8989 | Fax: 651-266-9124

January 17, 2023

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

RE: FIRE NSPECTION CODE COMPLIANCE NOTICE
385 UNIVERSITY AVE W

Ref # 100179

Dear Property Representative:

A code compliance inspection of your building was conducted on January 5, 2023, to identify which deficiencies that need to be corrected 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. 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. BUILDING - OBTAIN PERMITS FOR ALL WORK THROUGHOUT - MSBC 2020 -Obtain City of St Paul Building Permit for all required work.

4. BUILDING - PROVIDE ADA COMPLIANT BATHROOMS - Approved ADA restroom shall be provided.

5. BUILDING - PROVIDE EMERGNCY EGRESS LIGHTING - MNSBC 1008.3 Provide emergency egress lighting in proper working order with approved hardware at all posted exits.

6. BUILDING - PROVIDE STRUCTURAL REPORT FOR CAR IMPACT REPAIRS - Provide an engineering report to verify structural repairs from a car impact were sufficient.

7. BUILDING - REMOVE ADA RESTROOM OBSTRUCTION - Remove wall impeding approach to lower-level ADA restroom.

8. BUILDING - REPAIR OR REPLACE BROKEN/MISSING WINDOWS - SPLC 34.33 Repair or replace all broken or missing windows.

9. BUILDING -EXTERIOR - REPAIR OR REPLACE SIDING, SOFFIT, $ FASCIA AS NECESSARY - SPLC 34.33 (1) b. & MNSBC 1403.1 Repair and replace siding, soffit, and fascia as necessary.-Repairs done per fire orders were done without permits or inspections. Must verify compliance.

10. ELECTRICAL - CHECK POLARITY AND FUNCTION - MSFC 605.1 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.

11. ELECTRICAL - REMOVE ILLEGAL AND/OR IMPROPER WIRING - MSFC 605.1 -1ST & 2ND FLOORS Remove and/or rewire all illegal, improper, and/or hazardous wiring to the current NEC. Ensure wiring above suspended ceilings is wired properly, no ladder at time of inspection.-Call for rough-in inspection when wiring repaired in open walls on 1st floor.

12. ELECTRICAL - REPALCE ALL DAMAGED ELECTRICAL FIXTURES - MSFC 605.1 THROUGHOUT Repair or replace all broken, painted over, corroded, missing or loose, Exit and Emergency lights, receptacles, luminaires (light fixtures), switches, covers and plates, to Article 406.4(D) & Article 410 of the current NEC.

13. ELECTRICAL - REPLACE SUMP PUMP CORD - MSFC 605.5 BASEMENT Repair/replace sump pump cord and install a receptacle for the sump pump close enough to plug it in, per the current NEC.

14. ELECTRICAL - ALL WORK DONE UNDER PERMIT - All Electrical work must be done by a Minnesota-licensed Electrical Contractor under and City of St Paul Electrical Permit.

15. ELECTRICAL - PROVIDE SEALS, COVERS AND SCREWS FOR SERVICE BOXES AND PANELS - MSFC 605.1 & 6 BASEMENT Close openings junction boxes with knockout seals, and/or junction box covers to Article 110.12 (A) of the current NEC. Boxes located by furnace. Also install all panel screws in electrical service panel cover.

16. 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.

17. 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.

18. 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.

19. FIRE INSPECTION - ENSURE ALL EXIT SIGNS ARE ILLUMINATED - MSFC 1104.3.5, 1013.3 - Provide and maintain approved external or internal lighting of the exit sign.

20. FIRE INSPECTION - SERVICE ALL 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.

21. FIRE SAFETY - REMOVE EXTERIOR SNOW ON EXIT PATHWAYS - SPLC 113.02, MSFC 1030.3 - Remove the accumulation of snow or ice from the public sidewalk abutting this property.-Ensure a clear and unobstructed pathway is maintained from the northside exit door to the alley/parking area.

22. 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 perform their intended function properly and safely 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.

23. MECHANICAL - ALL WORK TO BE DONE UNDER PERMIT - MMC RULES 1300.0120 Mechanical permits are required for all the above work.

24. MECHANICAL - CONNECT APPLIANCE VENTING TO CHIMNEY LINER - MFGC 501.12 Connect furnace/boiler and water heater venting into the chimney liner.

25. MECHANICAL - INSTALL FURNACE ACCESS COVER - MMC 103 Install furnace air filter access cover.

26. MECHANICAL - ORSATE TEST FURNANCE/BOILER - 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 form a licensed contractor that the heating unit is safe.

27. MECHANICAL - PROVIDE COMBUSTION AIR - MFGC 304 Provide adequate combustion air and support duct to code.

28. MECHANICAL - PROVIDE GAS SHUTOFF VALVE - MFGC 409.1 Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.

29. MECHANICAL - REPLACE FLUE VENTING - MFGC 503 Replace furnace/boiler flue venting to code.

30. MECHANICAL - PROVIDE DUCT CLEANING - 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.

31. 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.

32. 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.

33. PLUMBING -BASEMENT - FIRE WATER HEATER - SPLC 34.11(5) MPC .100 Q The water heater must be fired and in service.

34. PLUMBING -BASEMENT - SUPPORT WATER METER - SPLC 34.11 (4) MPC 609.12 Support the water meter to code.

35. PLUMBING -GENERAL - ALL WORK UNDER PERMIT - All the corrections to the waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Ch. 4714, Minnesota Rules Ch. 326, 4716, 1300, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code, and St Paul Regional Water Services Water Code.-All plumbing must be done by a plumbing contractor licensed in the State of Minnesota and the City of St. Paul by a plumber licensed in the State of Minnesota who also possesses a City of St

Paul Competency Card and after obtaining an approved City of St Paul Plumbing Permit.

36. PLUMBING -GENERAL - OBTAIN PERMITS FOR PREVIOUS WORK - SPLC 34.11 (1) MN Rules Ch. 1300.0120 Obtain permits and provide tests/inspections for the plumbing performed without permits.

37. PLUMBING -GENERAL - PROVIDE WATERTIGHT JOINTS - SPLC 34.11 (1) MPC 402.2 Provide a watertight joint between the fixture and the wall or floor.

38. 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.

39. 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.

40. 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.

41. 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.

42. MSFC 1031.2, 1031.3 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exit path.

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 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. # 100179