



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

August 14, 2014

A.I.F.C.S
25 EMPIRE DRIVE
SAINT PAUL MN 55103

RE: FIRE INSPECTION CODE COMPLIANCE NOTICE
REGISTERED VACANT BUILDING: CATEGORY 3
25 EMPIRE DRIVE

Ref # 89694

Dear Property Representative:

A code compliance inspection of your building was conducted on July 31, 2014 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.

DEFICIENCY LIST

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. Building Occupancy/ Zoning - SBC 3405.1, SBC 110.2, SPLC 62.101 –
Occupancy: B (Business - Office)
Zoning: I2
This property was inspected as an existing B-occupancy commercial office. Any change from this use will require DSI building and zoning department approvals.
2. Emergency Lighting - MSFC 1010.5 - Repair and maintain an approved emergency lighting system. Repair non-working fixtures as necessary.
3. Exit Signs - MSFC 1010.3 - Provide and maintain approved external or internal lighting of the exit sign.
4. Exit Signs - MSFC 1010.1, 1003.2.10 - Provide and maintain approved directional exit signs.
5. Exterior - Fire Keybox - MSFC 506.2 - Verify proper keys are present in fire keybox if any locks have been changed since last update. Keys are required to main building entry doors and to any locked utility rooms. Call Fire Department communication center at (651) 266-7702 to make arrangements to have the keybox opened when you have the correct keys on site.
6. Exterior - Walls - SPLC 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.-Both the North and South exterior stone bearing walls have bowed and are up to an estimated 9 inches out of plumb. Repair and support the walls. All work must be done in accordance with the Heritage Preservation Commission's requirements.
7. Fire Alarm Testing - MSFC 907.20 - Provide required annual maintenance of the fire alarm system by a qualified person and provide written documentation to this office as proof of compliance.
8. Structural - SPLC 34.10 (2), 34.33 - Repair and maintain the damaged structural member. The roof truss seats at the south bearing wall had rotted and the trusses were resting on the main trunk heating duct along that wall. Repair or replace the structural member(s). All work must be done in accordance with the Heritage Preservation Commission's requirements.
9. Walls and Ceilings - SPLC 34.34 (6) - Repair and maintain the walls and ceilings in an approved manner where damaged or where opened as part of repair work.

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

10. Throughout - MSFC 605.1, 605.6 – Repair or replace all broken, missing, or loose light fixtures, switches & outlets, covers, and plates.
11. Throughout - MSFC 605.1 – Check all outlets for proper polarity and verify ground on 3-prong outlets. Repair or replace to NEC 406.4.
12. Exterior – MSFC 605.1 - Rewire vandalized air conditioners to 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: Christi Dick – (651)266-9045

13. Air Conditioning - MMC 103 - Verify that A/C system is operable, if not, repair, replace or remove and seal all openings.
14. Air Conditioning - MMC 307.2 - Run condensate drain from A/C unit coil in basement to an approved location and secure as needed.
15. Ductwork - 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.
16. Ductwork - MMC 103 - Repair and/or replace heating registers as necessary.
17. Furnace - SPLC 34.11(6) - Clean and Orsat test furnace burner. Check all controls for proper operation. Check furnace heat exchanger for leaks; provide documentation from a licensed contractor that the heating unit is safe.
18. Furnace - MFGC 617.5(1) - Relocate return air intake a minimum of ten feet from furnace flue draft diverter or to another room.
19. Furnace - MFGC 503 - Replace furnace flue venting to code.
20. Furnace - MFGC 304 - Provide adequate combustion air and support duct to code.
21. Furnace - MMC 103 - Install furnace air filter access cover.
22. Furnace - 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.
23. Gas Service - MFGC 409.1 - Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.

24. Heating - SPLC 34.11(6) - Provide approved heat source in every habitable room and in bathrooms.

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: Karl Abrahamson – (651)266-9049

25. Throughout - Water Piping - MPC 420 - Replace all the improper fittings and fittings that have improper usage.
26. Throughout - Soil/Waste Piping - MPC 1000 - Install a front sewer clean out.
27. Exterior - Lawn Hydrants - MPC 200(K) - Repair or replace the lawn hydrants that are broken or have parts missing.
28. Exterior - Lawn Hydrants - MPC 2000 - The lawn hydrant(s) require a backflow assembly or device.
29. Exterior - Venting - MPC 2520.1 - Verify proper full size vent piping through the roof.
30. Women's Restroom - MMC, SPLC 34 - No access available to plumbing fixtures in women's bathroom. Bathroom used as storage closet at time of inspection. The women's bathroom must have all stored items removed and returned to a condition for its intended use.

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 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 Inspection
Ref. # 89694