



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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October 22, 2014

Nathaniel A Khaliq
796 Hague Ave
St Paul MN 55104-6609

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 787 SELBY AVE
Ref. # 16472

Dear Property Representative:

Your building was determined to be unoccupied on October 22, 2014. Since certificates are for the occupancy of buildings, it has become necessary to revoke the Certificate of Occupancy.

Saint Paul Legislative Code provides that no building shall be occupied without a Certificate of Occupancy. In order to re-occupy the building, the following deficiencies (if applicable) must be corrected and a complete Certificate of Occupancy inspection will be required.

DEFICIENCY LIST

1. 1st Floor - Wiring - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989. - Secure loose conduit to post in shop. Strap the loose outlet box by microwave in an approved manner.
2. Basement - Dryer - MFGC 409.5 - Provide an approved gas shut off valve within 6 feet of the appliance in accordance with the mechanical code. This work may require a permit(s). Call DSI at (651) 266-8989.-Gas dryer requires an independent shut-off valve separate from the valve controlling supply to water heater.
3. Basement - Dryer - MSMC 504.6 - Provide, repair or replace the dryer exhaust duct. Exhaust ducts for domestic clothes dryers shall be constructed of metal and shall have a smooth interior finish. The exhaust duct shall be a minimum nominal size of four inches (102 mm) in diameter and installed in accordance with the mechanical code. This work may require a permit(s). Call DSI at (651) 266-8989.-Dryer vent is unapproved material and not vented to exterior.

4. Basement - Dryer and Water Heater - MFGC Chapter 4 - Provide or replace fuel equipment piping in compliance with the mechanical code. This work may require a permit(s). Call DSI at (651) 266-8989.-Provide proper drip tees for gas connections in basement.
5. Basement - LP Cylinder - MSFC 38.01, NFPA 58 - 6.2.1 - Propane Storage - LP-Gas containers must be located outside of the building except for specifically allowed uses. - Remove LP cylinder from the basement.
6. Basement - Under Stairway - MSFC 605.1 - Remove unapproved exposed wiring and install in accordance with the electrical code. This work may require a permit(s). Call DSI at (651) 266-9090.
7. Basement - Washing Machine - SPLC 34.11, MSBC 2902.1, SPLC 34.17, MSPC 415.0220 - Repair or replace and maintain all parts of the plumbing system to an operational condition.-Provide approved supply and drain connections for the washing machine or remove appliance.
8. Basement - Water Heater - SPLC 34.11 (5), 34.34 (2) - Water heater gas piping is incorrect, a flex gas supply line for a clothes dryer has been improperly connected to the drip tee on water heater gas line. Washing machine water supply has improperly been connected to the water heater drain valve.
9. 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 meter is locked by Xcel Energy, contact Xcel to restore disconnected service.
10. Occupancy - SBC 3405.1, SBC 110.2 - 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 651-266-9021 for a code analysis and to comply with requirements for approved occupancy.-Current approved use of the building is F-1 Factory occupancy and building has now been occupied as S-1 auto repair.
11. Occupancy - 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 use as auto body prep / auto repair shop or contact DSI Zoning staff to obtain approval.
12. Occupancy - SPLC 310.02 - Use of this property does not conform to licensing ordinance. Discontinue unlicensed use or call DSI Licensing at (651) 266-8989 to obtain a license.-Auto body prep and/or auto repair license is required for current operation. Immediately stop all unapproved business operation until required license has been obtained.

Saint Paul Legislative Code authorizes this inspection and collection of inspection fees. For forms, fee schedule, inspection handouts, or information on some of the violations contained in this report, please visit our web page at: <http://www.stpaul.gov/cofo>

You have the right to appeal these orders to the Legislative Hearing Officer. Applications for appeals may be obtained at the Office of the City Clerk, 310 City Hall, City/County Courthouse, 15 W Kellogg Blvd, Saint Paul MN 55102 Phone: (651-266-8585) and must be filed within 10 days of the date of this order.

If you have any questions, email me at: mitchell.imbertson@ci.stpaul.mn.us or call me at 651-266-8986 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Mitchell Imbertson
Fire Inspection

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