



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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December 5, 2014

Samira Safi
7931 Banks Path
Inver Grove Heights MN 55077-5814

RE: FIRE INSPECTION CODE COMPLIANCE NOTICE
REGISTERED VACANT BUILDING – CATEGORY 2
253 ANNAPOLIS ST W

Ref # 115400

Dear Property Representative:

A code compliance inspection of your building was conducted on October 16, 2014 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

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: R-2 (3 units)
Zoning: RT2
This property was inspected as an existing R-2 Residential building with three (3) dwelling units. Any change from this use or change in number of units will require DSI building and zoning department approvals. The existing use is non-conforming and has been vacant for more than one year, zoning approval is required for Reestablishment of a non-conforming use.
2. Attic - MSFC 315.2 - Remove the storage from attic or other concealed spaces or provide and maintain one hour fire resistive construction on the storage side of attics or other concealed spaces. Storage must not be place on exposed joists.
3. Basement - Bedroom - MSFC 1026.1 - Provide and maintain an approved escape window from each sleeping room or area, or discontinue use of area as a sleeping room. - At time of inspection, it was unclear what area of basement unit is intended as a bedroom. Provide approved egress window from whichever area is to be used for sleeping purposes.
4. Basement - Door to Garage - MSFC 703 - Provide approved 20-minute fire rated door between basement and the attached garage. Fire-stop and seal all openings in the wall to maintain 1 hour rated construction. Remove the heating duct run to garage from the basement and seal opening.
5. Basement - Furnace Room - 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. - Hard-wired smoke detector in basement furnace room was missing.
6. Basement - Stairway - SPLC 34.10 (3) - Provide an approved guardrail. Intermediate balustrade must not be more than 4 inches apart. Intermediate rails must be provided if the height of the platform is more than 30 inches.
7. Basement - Utility Rooms - MSFC 705.3.1 - Incidental use areas including common furnace and utility rooms in basement must be separated from rest of the building by one hour fire-rated construction.
8. Bathrooms - SPLC 34.10 (4), 34.33 (3) - Maintain approved bathroom floor surfaces which are impervious to water.
9. 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 in all units. Installation shall be in accordance with manufacturer's instructions.
10. Cabinets - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the cabinets in an approved manner where damaged.
11. Ceilings - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the ceilings in an approved manner where damaged and where not finished in all areas of the building.

12. Exterior - Address Numbers - SPLC 71.01 - The address posted is not visible from street. (HN-1)-Provide reflective numbers or background or illuminate at night.
13. Exterior - Doors - SPLC 34.09 (3), 34.33 (3) - Repair and maintain the doors in functional condition where currently screwed shut. Repair the exterior storm door at entry to upper unit.
14. Exterior - Entryways - SPLC 34.14 (2) f - Provide and maintain an minimum of 1 foot candle of lighting at the grade level of exterior exits and entryways for security.
15. Exterior - Foundation - SPLC 34.09 (1) a, 34.32 (1) a - Repair and tuck-point the foundation in an approved manner.
16. Exterior - Retaining Wall - SPLC 34.08(3) - Replace retaining wall on East side of the building.
17. Exterior - Stairways - SPLC 34.33(2)c - Repair or replace stairways at front and at West sides of the building.
18. Exterior - Storage Buildings - SPLC 34.32(3), 34.34(1) - Repair or remove two deteriorated storage/ out-buildings on the Northwest corner of the property.
19. Exterior - Surfaces - SPLC 34.09 (1) b,c, 34.33 (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.
20. Exterior - Trash - SPLC 34.08 (1), 34.31 (1) - All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces.
21. Fire Separation - MSFC 703 - Repair and maintain the required fire resistive construction with approved materials and methods. - Maintain 1 hour fire separation between separate dwelling units. Provide 20 minute minimum fire rated doors for any unit doors which open to interior common areas or open directly into adjacent units. Provide 20 minute fire rated door at the top of basement stairway.
22. Floors - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the floors in an approved manner where damaged. Provide approved flooring materials for all areas where unfinished.
23. Kitchens - SPLC 34.11 - Basic Facilities - Provide approved kitchens for each dwelling unit where fixtures are missing.

24. Smoke Alarms - MN Stat. 299F.362, MSFC 907.2.10.1.2 - Smoke Alarms - Single or multiple-station smoke alarms shall be installed or maintained in the following locations - On ceiling/wall outside of each sleeping area in the immediate vicinity of bedrooms, in each room used for sleeping purposes, and in each story within a dwelling unit including basements. - Provide/maintain smoke detectors inside of each bedroom. Provide/maintain smoke detectors in the common areas outside of sleeping rooms for each unit.
25. Smoke Alarms - SPLC 39.02(c) - Complete and sign the smoke detector affidavit and return it to this office.
26. Stairways - SPLC 34.10 (3) - Provide an approved handrail for all stairways. The top of the handrail must be between 34 and 38 inches above the treads and run the entire length of the stair.
27. Throughout Building - SPLC 34.10 (2) - Supply plans for layout of new walls and ceilings also showing unit access and separation. Provide plans showing joist and load path to properly support the over-spanned ceiling joists in 1st floor kitchen area.
28. Unit Doors - SPLC 71.05 - Post legible identification numbers to label the entry doors to each dwelling unit.
29. Unit Doors - SPLC 34.09 (3) i - Provide and maintain an approved one-inch throw single cylinder deadbolt locks on all entry doors into units from common areas or exterior.
30. Walls - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls in an approved manner where damaged. Paint the walls as necessary where chipped or peeling.
31. Windows - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the windows in good condition throughout the property. Repair deteriorated window putty as necessary. Repair windows which are sticking shut and not easily openable. Provide and maintain window locks on all openable windows. Repair damaged window screens as necessary.

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: Steve Reimers – (651)266-9037

32. SPLC 34.14(2)a – Basement - Ground the electrical service to the water service with a copper conductor within 5’ of the entrance point of the water service, and bond around the water meter with a copper wire sized for the electrical service per Article 250 of the NEC.
33. MSFC 605.1 – Bond electrical service conduits to Article 250.92 of the current NEC.

34. SPLC 34.14 (2) a, c – Basement - Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4 NEC
35. MSFC 605.6 – Basement/Garage - Close openings in service panel/junction boxes with knockout seals, breaker blanks, and/or junction box covers. Article 110.12(A) NEC
36. MSFC 605.1, 605.6 – Throughout - Repair or replace all broken, painted over, missing, or loose light fixtures, switches & outlets, covers, and plates.
37. MSFC 605.1 – Throughout - Check all outlets for proper polarity and verify ground on 3-prong outlets. Repair or replace to NEC 406.4.
38. MSFC 605.1 - Properly wire/support exterior lights at entry doors. Article 314.20 NEC
39. MSFC 605.1 - Main level addition over garage - Remove and/or rewire all illegal, improper, or hazardous wiring to current NEC.
40. MSFC 605.1 – Basement/Main level – Install box extensions on devices mounted in wood paneling to Article 314.20 of the NEC.
41. MSFC 605.1, SPLC 34.19 – Other buildings on property – (No Access) Verify properly wired to code at time of installation.

Mechanical:

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

Mechanical Inspector: Pat McCullough – (651)266-9015

42. MFGC 409.5 - Install approved lever handle manual gas shutoff valve on furnace/boiler and remove unapproved valves.
43. MFGC 409.5 - Install approved automatic gas valve for furnace.
44. MFGC 409.5 - Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
45. 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.
46. MFGC 501.12 - Install approved metal chimney liner.
47. MFGC 501.12 - Replace furnace flue venting to code.

48. MMC 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.
49. MFGC 304 - Provide adequate combustion air and support duct to code.
50. MFCG 407 - Provide support for gas lines to code.
51. MMC 103 - Plug, cap and/or remove all disconnected gas lines and unapproved valves.
52. MRC 303.3 - 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. Three existing bathrooms have windows but these must be maintained as functional windows if exhaust is not installed.
53. SPLC 34.11(6) - Install furnace air filter access cover.
54. SPLC 34.11(6) - 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.
55. SPLC 34.11(6) - Repair and/or replace heating registers as necessary.
56. SPLC 34.11(6) - Provide heat in every habitable room and bathrooms.
57. MSFC 703, MMC - A forced warm air heating system may only serve one dwelling unit – dwelling separation is required.
58. SPLC 34.11(6), MMC - 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.
59. SPLC 34.12 (2) - 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. Wall furnace in back of house is inoperable and on floor, repair or remove.
60. NFPA 211,9-2 - Basement Fireplace - Have the chimneys, fireplaces, and vents inspected for soundness, freedom from deposits, and correct clearances. Cleaning, maintenance, and repairs shall be done if indicated by the inspection. Wood burning FP in lower level, submit documentation from a licensed contractor that the wood burning fireplace is clean and safe for use or permanently seal openings.
61. SPLC 34 - Restore gas service to the building. Gas meter is off at time of inspection.
62. MFGC 406.5.2 - Light gas smell in house. Repair any sources of gas leaks.

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: Troy McManus – (651)266-9053

63. Basement - Water Heater - MFGC 503 - Install the water heater gas venting to code.
64. Basement - Water Heater - MFGC 501.12 - Verify water heater venting requires a chimney liner.
65. Basement - Water Heater - MPC 1730.1 - Install the water piping for the water heater to code.
66. Basement - Water Heater - MPC 2180 - The water heater must be fired and in service.
67. Basement - Water Meter - MPC 1700, SPRWS 88.10 - The water meter must be installed and in service.
68. Basement - Water Piping - MPC 1720 - Repair or replace all the corroded, broken, or leaking water piping.
69. Basement - Water Piping - MPC 0420 - Replace all the improper fittings and fittings that have improper usage.
70. Basement - Water Piping - MPC 0520 - Replace all improper water piping and piping with improper usage.
71. Basement - Soil/Waste Piping - MPC 1000 - Install a front sewer clean out.
72. Basement - Soil/Waste Piping - MPC 2420 - Replace all improper connections, transitions, fittings or pipe usage.
73. Basement - Soil/Waste Piping - MPC 1300 - Replace the floor drain covers or clean out plug.
74. Basement - Laundry Tub/Clothes Washer Box/Standpipe - MPC 0200(E), MPC 2500 - Install a proper fixture vent to code.
75. Basement - Laundry Tub/Clothes Washer Box/Standpipe - MPC 2300 - Install the waste piping to code.
76. Basement - Laundry Tub/Clothes Washer Box/Standpipe - MPC 0200(P) - Install the water piping to code.
77. Basement - Laundry Tub/Clothes Washer Box/Standpipe - MPC 0200(O) - Repair/replace the fixture that is missing, broken or has parts missing.

78. Basement - Laundry Tub/Clothes Washer Box/Standpipe - MPC 0200(P) - Repair/replace the faucet that is missing, broken or has parts missing.
79. Basement - Sink - MPC 2300 - Install the waste piping to code.
80. Basement - Lavatory - MPC 2300) Install the waste piping to code.
81. Basement - Toilet - MPC 0870 - Reset the toilet on a firm base.
82. Basement - Tub/Shower - MPC 0200(E), MPC 2500 - Install a proper fixture vent to code.
83. Basement - Tub/Shower - MPC 2300 - Install the waste piping to code.
84. Basement - Tub/Shower - MPC 0200(P) - Install the water piping to code.
85. Basement - Tub/Shower - MPC 1380.5 - Install an anti-scald control device, ASSE Standard 1016.
86. Basement - Gas Piping - MMC 103 - Replace all corroded gas piping.
87. Basement - Gas Piping - MFGC 411 - Replace all improperly installed gas piping and fittings.
88. Basement - Gas Piping - MFGC 614.1, 614.7 - Vent clothes dryer to code.
89. Basement - Gas Piping - MMC 103 - Remove all disconnected gas lines and unapproved valves.
90. 1st Floor East - Laundry Tub/Clothes Washer Box/Standpipe - MPC 2300 - Install the waste piping to code.
91. 1st Floor East - Laundry Tub/Clothes Washer Box/Standpipe - MPC 0200(P) - Repair/replace the faucet that is missing, broken or has parts missing.
92. 1st Floor East - Sink and Lavatory - MPC 2300 - Install the waste piping to code.
93. 1st Floor East - Toilet - MPC 0870 - Reset the toilet on a firm base.
94. 1st Floor East - Toilet - MPC 0200(O) - Repair/replace the fixture that is missing, broken or has parts missing.
95. 1st Floor East - Tub/Shower - MPC 1240.4 - Install a temperature limiting device, ASSE Standard 1070
96. 1st Floor East - Tub/Shower - MPC 1240 - Replace the waste and overflow.
97. 1st Floor East - Tub/Shower - MPC 1240 - Provide a "stopper".

98. 1st Floor East - Gas Piping - MFGC 411 - Replace all improperly installed gas piping and fittings.
99. 1st Floor West - Sink - MPC 2300 - Install the waste piping to code.
100. 1st Floor West - Lavatory - MPC 2300 - Install the waste piping to code.
101. 1st Floor West - Toilet - MPC 0870 - Reset the toilet on a firm base.
102. 1st Floor West - Tub/Shower - MPC 1380.5 - Install an anti-scald control device, ASSE Standard 1016.
103. 1st Floor West - Tub/Shower - MPC 1240 - Replace the waste and overflow.
104. 1st Floor West - Tub/Shower - MPC 1240 - Provide a stopper for tub.
105. 2nd Floor - Lavatory - MPC 2300 - Install the waste piping to code.
106. 2nd Floor - Toilet - MPC 0870 - Reset the toilet on a firm base.
107. 2nd Floor - Tub/Shower - MPC 1380.5 - Install an anti-scald control device, ASSE Standard 1016.
108. 2nd Floor - Tub/Shower - MPC 1240 - Replace the waste and overflow.
109. 2nd Floor - Tub/Shower - MPC 1240 - Provide a stopper for tub.
110. Exterior -Lawn Hydrant(s) - MPC 0200(K) - Repair or replace the lawn hydrants that are broken or have parts missing.
111. Exterior -Lawn Hydrant(s) - MPC 2000 - The lawn hydrant(s) require a backflow assembly or device.
112. Throughout - MPC 2400.4 - Caulk all the fixtures 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.

Ref. # 115400