

RLH FCO 15-154



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

310 City Hall, 15 W. Kellogg Blvd.
Saint Paul, Minnesota 55102
Telephone: (651) 266-8585

RECEIVED

JUL 24 2015

CITY CLERK

We need the following to process your appeal:

- \$25 filing fee (non-refundable) (payable to the City of Saint Paul) (if cash: receipt number ^{Check #} 2363)
 - Copy of the City-issued orders/letter being appealed
 - Attachments you may wish to include
 - This appeal form completed
 - Walk-In OR Mail-In
- for abatement orders only: Email OR Fax

HEARING DATE & TIME
(provided by Legislative Hearing Office)
Tuesday, August 4, 2015

Time 1:30 p.m.

Location of Hearing:
Room 330 City Hall/Courthouse

Address Being Appealed:

Number & Street: 177 MCKNIGHT RD N. City: ST. PAUL State: MN Zip: _____

Appellant/Applicant: KLEINMAN REALTY CO. (MARK JOSSART) Email MJOSSART@KLEINMANREALTY.COM

Phone Numbers: Business 763-572-9400 Residence _____ Cell 612-366-6025

Signature: Jul Manning, AGENT FOR OWNER Date: 7/24/15

Name of Owner (if other than Appellant): _____

Mailing Address if Not Appellant's: 5201 EAST RIVER RD. STE 308 FRIDLEY, MN 55421

Phone Numbers: Business _____ Residence _____ Cell _____

What Is Being Appealed and Why? Attachments Are Acceptable

- Vacate Order/Condemnation/
- Revocation of Fire C of O TIME EXTENSION TO COMPLETE REPAIRS
- Summary/Vehicle Abatement
- Fire C of O Deficiency List/Correction
- Code Enforcement Correction Notice
- Vacant Building Registration
- Other (Fence Variance, Code Compliance, etc.)



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

July 16, 2015

Kleinman Realty Co.
5201 EAST RIVER ROAD STE 308
MINNEAPOLIS MN 55421

RE: RE-INSPECTION FIRE CERTIFICATE OF OCCUPANCY WITH DEFICIENCIES
177 MCKNIGHT ROAD N (FINAL NOTICE-REVISED)

Ref. # 31833

Dear Property Representative:

Your building was re-inspected for the Fire Certificate of Occupancy on July 13, 2015. Approval for occupancy will be granted upon compliance with the following deficiency list. The items on the list must be corrected immediately. **A reinspection will be made on August 17, 2015 at 10:00 AM.**

Failure to comply may result in a criminal citation or the revocation of the Fire Certificate of Occupancy. The Saint Paul Legislative Code requires that no building be occupied without a Fire Certificate of Occupancy. The code also provides for the assessment of additional reinspection fees.

DEFICIENCY LIST

1. BASEMENT LEVEL-BOTH EXITS - MSFC 1027.3 - Provide and maintain approved directional exit signs.

-No exit signs are present. Provide approved exit signs above both exits.

Owner/KRC will complete this work on or before the reinspection date of August 17, 2015.

2. BASEMENT LEVEL-CORRIDOR - MSFC 1027.5.3 - Provide and maintain an approved emergency lighting system.

-Provide emergency lighting in the middle of the corridor where missing.

Owner/KRC will complete this work on or before the reinspection date of August 17, 2015.

3. EXTERIOR-ADDRESS NUMBERS-STREET SIDE - SPLC 71.01 - The address posted is not visible from street.

-The address numbers are not visible from the street. Post 165-183 on the sign so that the address numbers are visible from Mcknight Rd on both the North and South sides of the sign. Address numbers must be at least 4 inches in size and contrast with the background.

Owner/KRC will complete this work on or before the reinspection date of August 17, 2015. Initial compliance will be temporary signage. New permanent signage is being designed and this element will be included in the specification for the new permanent signage.

4. EXTERIOR-FRONT OF THE BUILDING-KEY BOX - MSFC 107.1 - Repair broken key box. If you need key box opened, call the Fire Department communication center at (651) 266-7702 to make arrangements. If you need parts for the key box, contact the Knox Company at 1-800-552-5669.

-Remove the ECS style key box and provide an approved fire department key box. Assure that the key box is installed in a visible location and so the top is no more than 7 feet off the ground.

Owner/KRC will complete this work on or before the reinspection date of August 17, 2015.

5. EXTERIOR-POOL GATES - MSFC 1008.1.2 - Exit doors must swing in the direction of travel. Change the swing of the door.

-All 3 gates swing in. Change the swing of the gates.

[REDACTED] We plan to separate the pool area fencing from the community building during the redesign and remodeling of the community building to be completed by May 15, 2016. This process will involve redesigning the pool fencing. During that process, we will correct the all gates to swing out; install panic hardware, and improve ingress security.

6. EXTERIOR-POOL GATES - MSFC 1008.1.9 - Provide and maintain approved panic release hardware on all exit doors.

-Provide panic hardware on the gates located in the outside pool area.

[REDACTED] We plan to separate the pool area fencing from the community building during the redesign and remodeling of the community building to be completed by May 15, 2016. This process will involve redesigning the pool fencing. During that process, we will correct the all gates to swing out; install panic hardware, and improve ingress security.

7. EXTERIOR-POOL GATES - MSFC 1027.3 - Provide and maintain approved directional exit signs.

-No exit signs present. Provide approved exit signs on the pool gates.

Owner/KRC will complete this work on or before the reinspection date of August 17, 2015.

8. EXTERIOR-POOL GATES - MSFC 1028.2 - Remove unapproved locks from the exit doors. The door must be openable from the inside without the use of keys or special knowledge or effort.

-Padlocks present on required pool egress gates. Remove all padlocks.

Owner/KRC will complete this work on or before the reinspection date of August 17, 2015. The padlocks will be removed during pool hours. We plan to separate the pool area fencing from the community building during the redesign and remodeling of the community building to be completed by May 15, 2016.

9. INDOOR POOL AREA-DOOR SWING - MSFC 1008.1.2 - Exit doors must swing in the direction of travel. Change the swing of the door.

-Doors to not swing in the direction of travel. Change the door swing for both required exits.

[REDACTED] We will be redesigning and remodeling the community building by May 15, 2016. This process will involve repurposing the indoor pool area to a fitness center. During the redesign process, we will correct both doors to swing in the direction of travel.

10. INDOOR POOL AREA-EMERGENCY LIGHTS - MSFC 1027.5.3 - Provide and maintain an approved emergency lighting system.

-No emergency lights present. Provide approved emergency lighting above both required exits.

Owner/KRC will complete this work on or before the reinspection date of August 17, 2015.


11. INDOOR POOL AREA-EXIT SIGNS - MSFC 1027.3 - Provide and maintain approved directional exit signs.

-No exit sign are present. Provide approved exit signs above both required exits.

Owner/KRC will complete this work on or before the reinspection date of August 17, 2015.

12. INDOOR POOL AREA-PANIC HARDWARE - MSFC 1008.1.9 - Provide and maintain approved panic release hardware on all exit doors.

-No panic hardware present. Provide approved panic hardware for both required exits.

. As noted above, we will be repurposing the indoor pool area to a fitness center. During the redesign process, we will correct both doors to swing in the direction of travel AND install compliant panic hardware.

13. MAIN LEVEL-CORRIDOR - MSFC 1027.5.3 - Provide and maintain an approved emergency lighting system.

-Provide emergency lighting in the middle of the corridor where missing.

Owner/KRC will complete this work on or before the reinspection date of August 17, 2015.

14. MAIN LEVEL-EXIT CLOSEST TO WOMEN'S RESTROOM - MSFC 1008.1.9 - Provide and maintain approved panic release hardware on all exit doors.

-Provide panic hardware on the door. Remove all other door/locking hardware.

Owner/KRC will complete this work on or before the reinspection date of August 17, 2015.

15. MAIN LEVEL-EXIT LEADING TO POOL DECK/GATE EXIT - MSFC 1008.1.9 - Provide and maintain approved panic release hardware on all exit doors.

-Provide panic hardware on the door. Remove all other door/locking hardware including the keyed double cylinder dead bolt lock.

Owner/KRC will complete this work on or before the reinspection date of August 17, 2015.

16. MAIN LEVEL-EXIT LEADING TO POOL DECK/GATE EXIT - MSFC 1027.3 - Provide and maintain approved directional exit signs.

-Provide an exit sign with emergency lighting above the door leading to the pool deck/gate exit.

Owner/KRC will complete this work on or before the reinspection date of August 17, 2015.

17. MAIN LEVEL-NEAR EXIT CLOSEST TO THE WOMENS RESTROOM - MSFC 1027.5.3 - Provide and maintain an approved emergency lighting system.

-Provide emergency lighting where missing.

Owner/KRC will complete this work on or before the reinspection date of August 17, 2015.

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 the original orders.

If you have any questions, email me at Sebastian.Migdal@ci.stpaul.mn.us or call me at 651-266-8985 between 8:00 a.m. - 9:30 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Sebastian Migdal
Fire Inspector
Ref. # 31833