

## Moermond, Marcia (CI-StPaul)

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**From:** Ubl, Stephen (CI-StPaul)  
**Sent:** Tuesday, June 30, 2015 5:07 PM  
**To:** Moermond, Marcia (CI-StPaul)  
**Subject:** FW: The Strip Club 378/376 Maria

FYI . . . .



### Stephen Ubl

*City of St. Paul Building Official*

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**From:** Will Anderson [mailto:willanderson32@comcast.net]  
**Sent:** Tuesday, June 30, 2015 11:44 AM  
**To:** Ubl, Stephen (CI-StPaul)  
**Subject:** Re: The Strip Club 378/376 Maria

Steve:

The landing outside 374 is 50 inches. So, the door leaving unit 374 would be conforming. I just measured it today. We would simply need to add the panic bars and change the direction it swings to open out. As indicated I would also add reflective floor to "light" the exit path and new "EXIT" signs and panic lights.

In regards to the mezzanine. There is no logical way to create a cat walk from the mezzanine into unit 374. There is heating and duct work in the way. It would also require major renovation which would shut the restaurant down for a significant period of time; the ornamental iron is also incredibly expensive. The wall between the two spaces would have to be removed. Currently as a land lord I am losing money monthly. Adding this expense and shutting the restaurant down. In short, it doesn't work.

That said the mezzanine is critical to the success. Mr. Niver told me if they lose that, they are gone. He noted that even a reduction in seating will force their exit. They did NOT profit last year. Mr. Niver and his wife both wait tables there and Mr. Niver pulls a salary. But the investors did not make any money. The point is this. The mezzanine seats 16. Even a reduction to 12 would mean a 7% decrease in sales which translates to \$80-\$90,000 in lost revenue. That means they leave.

I am not sure where to go from here.

Can you meet me there to discuss this further. I need your support!

Will

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**From:** "Stephen Ubl (CI-StPaul)" <[stephen.ubl@ci.stpaul.mn.us](mailto:stephen.ubl@ci.stpaul.mn.us)>  
**To:** "Will Anderson" <[willanderson32@comcast.net](mailto:willanderson32@comcast.net)>  
**Cc:** "Marcia Moermond (CI-StPaul)" <[marcia.moermond@ci.stpaul.mn.us](mailto:marcia.moermond@ci.stpaul.mn.us)>, "Leanna Shaff (CI-StPaul)" <[leanna.shaff@ci.stpaul.mn.us](mailto:leanna.shaff@ci.stpaul.mn.us)>  
**Sent:** Tuesday, June 30, 2015 11:12:26 AM  
**Subject:** The Strip Club 378/376 Maria

Good morning Will,

I have reviewed the attached floor plans and proposals from you regarding the exiting and occupancy for the Strip Club at 378 Maria. The visit to the site was very helpful in understanding the issues at hand and the proposals submitted explain the code issues we are seeing at the restaurant.

The primary exit, 378 front door, has an apparatus that supports a curtain to control cold drafts from entering the establishment. This curtain is not allowed and cannot be installed at any of the exiting accesses or exit discharges. The door must be accessible without obstructions. Additionally, Assembly occupancies (restaurants) having an occupancy exceeding 49 (the use of the mezzanine does exceed the occupancy load of 49) requires two code-conforming exits. If the mezzanine or additional space is used for dining, the two required exit doors needed must swing out (in the direction of travel). While the code does support your idea of utilizing the 376 front door as one of the two required exits, the door at 376 cannot swing over steps and therefore must have a 36" deep landing on the outside of the door. I'm not sure this can be accomplished without creating a vestibule on the inside of the door. Additionally, handicap accessibility requirements for clear space on the sides of the door would be required in the design. The current designated second exit (the rear door of the establishment) is compliant, however, the exit access must maintain a clear width of 36". This width requirement would include the area of the "WORK-STATION" between the 376 and 378 space that is near the front of the building.

The occupancy count in the mezzanine requires one legal flight of stairs for exiting. The existing spiral stairway does not comply with the occupant load of the mezzanine and I would think a stairway could be built over the 376 restroom with a "cat-walk" connecting the mezzanine to the new stairway. This new egress off the mezzanine could then direct occupants to the 376 front exit.

Any changes in exit locations, vestibules or stairs would require added exit signage and emergency lighting to the design. I believe the restaurant has a number of ways of conforming to the various codes for the proposed occupant load and exiting requirements. I would hope that this email offers some direction for you to create a design that could be accepted and be allowed in order to have the occupancy you are striving to achieve.

Thank you for your time and energy on this project.

Sincerely,



**Stephen Ubl**  
*City of St. Paul Building Official*  
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**From:** Will Anderson [<mailto:willanderson32@comcast.net>]

**Sent:** Monday, June 29, 2015 4:08 PM

**To:** Ubl, Stephen (CI-StPaul)

**Subject:** The Strip Club - URGENT

Hey Steve:

I have left you a couple messages. Please let me know if you think this is a reasonable plan. I would love your support and would like to use your name in the document I have ready for Marcia Moermond, the legislative hearing officer.

Please let me know if you can support this. I think it's very reasonable and shows considerable improvement from us.

THANKS

Will Anderson

MFCA President

651-248-2058