



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](http://www.stpaul.gov/dsi)

February 18, 2014

ANDRE STOUVENEL  
75 BIDWELL ST SUITE D  
ST PAUL MN 55107

RE: FIRE INSPECTION CODE COMPLIANCE NOTICE  
REGISTERED VACANT BUILDING – CATEGORY 3  
929 7TH ST W

Ref # 11910

Dear Property Representative:

A code compliance inspection of your building was conducted on January 30, 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: S-1  
Zoning: B2  
This property was inspected as an existing S-1 occupancy (Storage/Warehouse). Any change from this use will require DSI building and zoning department approvals.

IT WAS Retail @ Inspection  
AND is Zoned B2

New Const

2. 2nd Floor - Guardrail - MSFC 1013 - Provide an approved guardrail across open side of storage mezzanine 2nd floor area. Intermediate balustrade must not be more than 21 inches apart.

3. 2nd Floor - Storage - SPLC 34.33 - Provide documentation of load rating for the storage mezzanine area at top of conveyer belt if this area is to be used for storage.

4. Chemical Storage - MSFC 2703.4 - Provide Material Safety Data Sheets on all flammable and combustible liquids, hazardous materials, and chemicals on site. The sheets are to be kept on site in an orderly fashion in a readily accessible area. - Provide information on all hazardous material storage in the building if storage is to remain.

5. Electrical Panels - NEC 110-26 - Provide and maintain a minimum of 36 inches clearance in front of all electrical panels.

6. Exterior - NFPA Hazard Placards - MSFC 2703.5 - Provide NFPA 704 hazard identification. - NFPA hazard placards may be required based on storage if the chemical storage is to remain in the building. Numbering to be determined when MSDS information is provided.

7. Exterior - Rear - SPLC 71.01 - Provide address numbers visible from alley-side of building. Numbers must be reflective or lit at night.

8. Exterior - Walls - 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.

Repair both sidewalls where roof drain is cut into exterior walls.

Repair and seal damaged areas of exterior walls throughout the building in an approved manner.

9. Roof - MSBC 1300.0120(1), 1300.0210(1) - Replace roof covering to code. New roof covering was pieced together in patches without permits and inspections. Double-fee permit is required due to work completed without permits or inspection.

10. Roof - SPLC 34.34(1) - Repair roof deck rafters at rear of building where old chiller was housed.

11. Throughout - Ceilings - SPLC 34.34 (4), 34.33 (6) - Repair and maintain the ceiling in an approved manner. Ensure all ceiling coverings are stabilized or removed.

12. Throughout - Doors - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door in good condition. - Repair or replace all damaged doors throughout the building.

gone

Done

100%

90%

100%

13. Throughout - Exposed Insulation - MSFC 806.2 - Wall and/or ceiling finishes exceed the code requirements for flame spread ratings. Remove or provide documentation of flame spread compliance. - Remove, replace or cover the exposed insulation materials which are not rated for exposed installation.

Done

14. Throughout - Fire Extinguishers - MSFC 901.6 - Provide required annual maintenance of the fire extinguishers by a qualified person and tag the fire extinguishers with the date of service.

Done

15. Throughout - Fire Extinguishers - MSFC 906.1, MN Stat. 299F.361 - Provide approved fire extinguishers in accordance with the following types, sizes and locations. - Provide minimum 2A10BC fire extinguishers spaced not more than 75 feet travel distance from any point in the building to an extinguisher. They must be permanently mounted between 3 and 5 feet high in readily visible and easily accessible locations.

Done

16. Throughout - Floors - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the floor in an approved manner throughout the building including 2nd floor areas.

New Const

17. Throughout - Stairways - SPLC 34.10 (3), 34.33(2) - Provide an approved handrail. The top of the handrail must be between 34 and 38 inches above the treads and run the entire length of the stair.

Repair handrail on front stairway to 2nd floor in an approved manner and secure properly.

Provide handrail on stairway to rear warehouse door.

18. Throughout - Stairways - SPLC 34.10 (3), 34.33(2) - Repair or replace the unsafe stairway in an approved manner.-  
Repair deteriorated uneven stair treads on concrete stairway to the main level rear entry.  
Repair or remove the unsound wood stairway leading from 2nd floor mezzanine to the roof.

New Const

19. Throughout - Storage - MSFC 315.2 - Provide and maintain orderly storage of materials.

20. Throughout - Storage - 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.

21. Throughout - Walls - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the walls in an approved manner.

80%

#### 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: Dave Blank – (651)266-9035**

- EXIST* 22. SPLC 34.14(2)a - Ground the electrical service to the water service with a copper conductor within 5' of the entrance point of the water service.
- EXIST* 23. SPLC 34.14(2)a - Bond around the water meter with a copper wire sized for the electrical service per Article 250 of the NEC.
- DONE* 24. SPLC 34.14(2)a,c - Provide a complete circuit directory at service panel indicating location and use of all circuits.
- NONE* 25. MSFC 605.6 - Close openings in service panel/junction boxes with knockout seals, breaker blanks, and/or junction box covers.
- ~~*EXIST*~~  
*EXIST* 26. MSFC 605.1 - Properly strap service conduit on the exterior of the building to current NEC.
- DONE* 27. MSFC 605.1, 605.6 - Repair or replace all broken, missing, or loose light fixtures, switches & outlets, covers, and plates.
- DONE* 28. MSFC 605.1 - Check all outlets for proper polarity and verify ground on 3-prong outlets. Repair or replace to NEC 406.4.
- DONE* 29. MSFC 605.1 - Remove and/or rewire all hazardous, improper, incomplete, and hanging electrical to current NEC throughout building.

**Mechanical:**

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

**Mechanical Inspector: Kevin Chapdelaine – (651)266-9042**

30. Heating Systems - SPLC 34.11 (6) - Clean and Orsat test all unit heater burners and all space heaters. Check all controls for proper operation. Check heat exchangers for leaks; provide documentation from a licensed contractor that the heating units are safe.
31. Gas Piping - MNFGC 407 - Provide support for gas lines to code.
32. Gas Piping - MMC 103 - Plug, cap and/or remove all disconnected gas lines and unapproved valves.
33. Gas Piping - MMC 1208.1 - Conduct witnessed pressure test on gas piping system and check for 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**

- Relocating
34. Bathroom - Urinal - MPC 0200(P) - Install the water piping to code.
  35. Bathroom - Faucet - MPC 0200(P) - Repair/replace the faucet that is missing, broken or has parts missing.
  36. Bathroom - Lavatory - MPC 0200(O) - Repair/replace the fixture that is missing, broken or has parts missing.
  37. Bathroom - Lavatory - MPC 0200(P) - Repair/replace the faucet that is missing, broken or has parts missing.
  38. Bathroom - Toilet - MPC 0200(E), MPC 2500 - Install a proper fixture vent to code.
  39. Bathroom - Toilet - MPC 2300 - Install the waste piping to code.
  40. Bathroom - Toilet - MPC 0870 - Reset the toilet on a firm base.
  41. Exterior - Lawn Hydrant - MPC 2000 - The lawn hydrant(s) require a backflow assembly or device.
  42. Exterior - Roof - SPLC 34.32(1)d - Repair the roof drainage in an approved manner per plumbing and building codes.
  43. Throughout - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 415.0220 - Remove any unused waste, vent, water, or gas piping not being used back to the main and cap or plug to code.
  44. Throughout - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 415.0220 - All plumbing fixtures must be operable and installed to code or capped or plugged to code 47115.700.
  45. Throughout - SPLC, MSBC - Plumbing fixtures provided must meet Zoning and Building codes for the minimum number of plumbing fixtures required for the use of the building.
  46. Water Heater - MPC 200(Q) Hot water shall be supplied to all plumbing fixtures which normally need or require hot water for their proper use and function.
  47. Water Meter - MPC 2280 - Raise the water meter to a minimum or 12 inches above the floor.

- Rebate*
48. Water Meter - SPRWS 94.04 The water meter must be removed from the pit.
  49. Water Piping - MPC 1700 - Provide water piping to all fixtures and appliances.
  50. Water Piping - SPRWS Water Code - Provide a 1 inch water line to the first major take off.

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 Clerks 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](mailto: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. # 11910