



CITY OF SAINT PAUL
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August 22, 2015

To: Ricardo Cervantes
Director of Safety and Inspections

From: Stephen Ubl
Building Official

Re: The Strip Club Meat & Fish
378 Maria Ave.

Ricardo,

The restaurant at 378 Maria Ave. has been operating a business for quite some time with a mezzanine and office space that is accessed via a spiral stairway. This stairway is the only access and exit to the mezzanine/office space that, under the provisions of the building code, is a non-conforming condition given the number of table and chairs on the mezzanine. There has been a considerable amount of dialogue including department staff, council, HPC, owners and the tenant. Many suggestions and opinions have been provided to DSI to date regarding this issue in the hopes of creating an acceptable and safe area on the mezzanine for customers in order to continue the use of the space.

The issues at hand are the office space and dining area on the mezzanine. The office space is accessed through a false fireplace that swings open on hinges to access the space. The ceiling height of the office is non-conforming and the office must be entered by stepping over a metal air duct. Clearly this space is not allowed by the building code and cannot be used at any time. The other space on the mezzanine is used for dining with tables and chairs set up to accommodate 16 patrons. This space, accessed only by a spiral stairway, is addressed in section 1009.12 of the 2015 Minnesota State Building Code. This section of the code limits the use of the stairway for this type of occupancy to 5 occupants and 250 square feet of area. The space has been used in the past for 16 occupants (three tables with four chairs and two tables with two chairs each). The issue at hand is how the tenant could increase the level of safety for the occupants for both accessing the space and exiting the space by entertaining alternate/additional methods of design. The tenant has submitted a proposal that I have reviewed and my comments regarding that proposal are listed further on in this memo.

The restaurant is divided by three areas; the kitchen in the back of 378, the seating area in the front of 378 (the mezzanine is in this space) and the space connected to 378, that is 374 Maria, which at present, is used for the restrooms, office space and storage space. It is important to note that the spiral stairway is located directly adjacent to the front entrance of 378 Maria. Both 374 and 378 are openly connected from two points; the rear passageway that leads to the kitchen and rear exit and a doorway towards the front of the seating area so workers can traverse between the two spaces.

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As I have stated, I have reviewed the proposal from the tenant which offers some additional level of safety. However, in my opinion, it falls short of what would need to be added/installed in this particular building in order to achieve a level of safety for sixteen occupants on the mezzanine. The use of the spiral stairway, based on its configuration, takes longer to traverse up and down and therefore increases the level of risk for patrons to be on the mezzanine. In order to allow more occupants on the mezzanine than the code allows, additional active and/or passive life-safety features would need to be incorporated into the space. The building does have, to some degree, a smoke separation between the seating area and the kitchen. The ceiling in this building is quite high and the opening between the kitchen and the seating area is approximately seven feet. This bulkhead above the door would capture and contain smoke for an extended period of time if there were to be an incident in the kitchen, allowing smoke to develop in a contained area and offering additional time for customers in the seating area to escape. If a smoke alarm system were to be installed throughout the building, including the kitchen area, patrons would be notified to exit the building. The building's ability to contain smoke in compartmentalized areas, does offer additional time to escape IF there is an alarm system in the building.

Several other features would need to be incorporated into the spaces in order for the mezzanine to be used for sixteen occupants. These life-safety components are listed below:

- wk pl timeline from Anderson on how he will execute these - need bids, as well*
- 1.) Emergency lighting would need to be installed in the mezzanine. *-illuminate entire floor area*
 - 2.) There shall be NO curtains installed in the building that could constrict the accessing of any doors.
 - 3.) The front door of the 374 Maria space must be a primary exit with exit sign, emergency lighting and panic hardware. The door must swing in the direction of exit travel.
 - 4.) Exit signage and emergency lighting must be installed in the 378 Maria seating area to direct patrons to the 374 Maria exit door.
 - 5.) Signage must be installed indicating a maximum occupant load of sixteen for the mezzanine.
 - 6.) Signage must be installed at the spiral stairway limiting its use to one directional travel at one time (stair use will be limited to only one direction at any time)
 - 7.) The doorway between the two front spaces of 374 and 378 must remain clear at all times.
 - 8.) The alarm system must be reviewed for approval from this office and installed within 60 days.
 - 9.) Additional fire extinguishers to be installed at the top and bottom of the spiral stairway.
 - 10.) The current exit sign must be removed at the front door of 378 Maria. The emergency lighting must remain in order to illuminate the entire spiral stairway.
 - 11.) There will need to be permanent floor marking in the 374 space identifying an exit access path from the doorway between the two front spaces and the front exit of 374.

This list would need to be completed within 60 days in order to offer a level of safety that could be an acceptable alternate method of design for the mezzanine to be used by patrons of the restaurant. If you have questions regarding this property please feel free to contact me at your convenience.

Thank you for your time and energy on this property.

Sincerely,

- 1) not particular on location, but needs to function this way
- 2) Mike - does not want curtains at door - Rest
- 5) will talk about lang. *(to give up on)*
- 8) ok w/ Fire Alarm sys.
- 11) arguing about permanent
- 6) doesn't want sign -

guy