

Moermond, Marcia (CI-StPaul)

From: Ubl, Stephen (CI-StPaul)
Sent: Monday, October 05, 2015 11:50 AM
To: Cervantes, Ricardo (CI-StPaul); Moermond, Marcia (CI-StPaul)
Cc: Bistodeau, Travis (CI-StPaul)
Subject: 374/378 Maria
Attachments: 378 Maria Proposal-Mezzanine.doc

Good morning,

There appears to be a considerable amount of conversation taking place regarding the safety of the occupants at the Strip Club Meat & Fish restaurant. Orders were submitted to the owner to address the occupant load on the mezzanine of the restaurant followed up by a meeting on site with several people to address the occupancy load as well as other deficiencies within the building. We have had meetings and correspondence with many people discussing different ways to achieve a level of safety for the occupants on the mezzanine as well as all of the occupants on the main level. Additionally, the LHO developed a recommendation for council consideration which includes the response from DSI, dated August 22, 2015, addressing the occupant load issue in the restaurant.

A primary problem identified in the restaurant is the excessive occupant load on the mezzanine. The current code allows up to 5 occupants on a legal mezzanine when using a spiral stairway for the exit. The mezzanine currently has an occupant load of 16 more than 3 times the allowable occupancy on a mezzanine. A response to the owner's proposal intending to provide an acceptable level of safety using the mezzanine with this number of occupants . If the owner accepts this response, the proposal could offer a level of safety for all of the allowed occupants in the restaurant, both on the mezzanine level and on the main level.

During the course of this appeal it was identified at an on-site meeting that a curtain was being used at the main entrance door to control cold air infiltration into the seating area of the restaurant. This blockage at an exterior door creates a situation that is hazardous and it is part of the proposal (DSI response dated August 22nd) to remove the curtain and keep a clear path to the exterior door. Additionally, the response from DSI required the rear exit (an existing condition) and the 374 Maria entrance to be the required two exits for the establishment. The 374 entrance had to have the exit door swing outward, in the direction of travel.

While the 378 Maria entrance door would typically no longer be a required exit for the establishment due to the fact that there are two other exits available for the patrons, it is tied into the overall package that is required in the DSI response to achieve a level of safety for the additional occupants on the mezzanine. The spiral stairway is located next to the 378 Maria doorway. Having any obstruction near the base of the spiral stairway, such as the curtain in front of the exterior door, would potentially prevent occupants from traveling down the spiral stairway in a smooth and safe manner due to occupants attempting to manage the curtain to traverse to an exterior door. Please recognize that people normally look for the door they entered in order to exit. Having people accumulate at the 378 Maria door is a serious issue and must be accounted for when entertaining a proposal to allow additional occupants on the mezzanine.

Finally, the highest probability for an incident to occur is in the kitchen. If that were to occur, the rear exit would be jeopardized leaving the front entrances the only ways to exit. With an additional occupant load in

the mezzanine it would be necessary to keep both exterior doors clear and unobstructed in an emergency to get people off the mezzanine as quickly as possible. Adding a smoke alarm system for early notification and a smooth transition off the mezzanine will increase the level of safety for occupants. The DSI response provided to the owner is a combination of life-safety elements to afford a level of safety in order to occupy the mezzanine with 16 occupants.

Thank you,



Stephen Ubl

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