



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

April 3, 2015

Vicious Properties Llc
3153 Eagle Valley Dr
Woodbury MN 55129-4268

RE: VACANT BUILDING DEFICIENCIES
373 RUTH ST N
Ref. # 68638

Dear Property Representative:

Your building was inspected on April 3, 2015 for the renewal of your Certificate of Occupancy. Approval for occupancy will be granted upon compliance with the following deficiency list. The items on the list must be corrected immediately. **A re-inspection will be made on or after May 4, 2015.**

Failure to comply may result in additional re-inspection fees and a criminal citation.

DEFICIENCY LIST

1. **Exterior - Address Numbers** - SPLC 71.01 - The address posted is not visible from street. - *Provide reflective numbers or background or illuminate at night.*
2. **Exterior - Electrical Service** - MSFC 605.1 - All identified electrical hazards shall be abated. - *Remove tree branches which are growing into the overhead electrical service cables.*
3. **Exterior - Lighting** - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989. - *Repair exposed and damaged wiring for exterior light pole at Southeast corner of property. Repair or remove light pole at Southwest corner of building where leaning significantly.*
4. **Exterior - North Side** - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window glass. - *Repair broken window.*

5. **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. - *Scrape and paint where peeling. Repair damaged areas of wall material.*
6. **Exterior** - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing. - *Provide approved weather-covers for outlets where damaged or missing.*
7. **Exterior** - MSFC 304.1 - Remove excessive combustible storage and/or vegetation from exterior property areas.
8. **Exterior** - SPLC 34.08 (7) - All parking spaces shall be paved with asphalt, concrete, or durable dustless surfacing. Before any existing spaces may be paved, site plan approval must be obtained as specified in the St. Paul Zoning Code. Contact DSI Zoning at 651-266-8989. - *Repair damaged asphalt parking surface as necessary throughout. Re-stripe the lot and mark out parking spaces in an approved manner per zoning code.*
9. **Exterior** - SPLC 34.08 (1), 34.31 (1) - All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces.
10. **Fire Extinguisher** - 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.*
11. **Gas Service** - SPLC 34.12 (2), SPLC 34.36 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition to properly and safely perform their intended function in accordance with the provisions of the applicable code. - *Restore gas service which is disconnected and locked by Xcel Energy.*
12. **LP Heater** - MSFC 38.01, NFPA 58 - Immediately remove the two 20lb LP tanks from the interior of building and discontinue use of unvented LP 'torpedo' heater inside the building.
13. **Occupancy** - SPLC 40 - Uncertified portions of the building must not be occupied until inspected and approved by this office. - *Building is currently a Registered Vacant Building with a revoked Certificate of Occupancy. No use of the building for storage or any other business operations is approved prior to obtaining Certificate of Occupancy.*
14. **Occupancy** - SBC 3405.1, SBC 110.2 - The occupancy group or use division of this building has been changed from that previously approved. Discontinue the unapproved occupancy or use, or contact the Building Official at 651-266-9021 for a code analysis and to comply with requirements for approved occupancy. - *The entire building appears to be in process of converting to M-occupancy Mercantile occupancy. Approval for any mercantile use of the building will require building department approval under permit.*

15. **Occupancy** - SPLC 34.19 - Provide access to the inspector to all areas of the building.-
Access is needed to full interior of building for inspection prior to re-certification of property.

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>

If you have any questions, email me at 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

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