



**CITY OF SAINT PAUL**  
*Christopher B. Coleman, Mayor*

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September 1, 2016

FRED NIAZ  
11119 STONEMILL FARMS CURVE  
WOODBURY MN 55129 USA

RE: FIRE INSPECTION CODE COMPLIANCE NOTICE  
847 HUDSON ROAD

Ref # 16801

Dear Property Representative:

A code compliance inspection of your building was conducted on August 18, 2016 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 Auto Repair  
Zoning: RT1

This property was inspected as an existing S-1 occupancy Auto Repair Garage. Any change from this use will require DSI building and zoning department approvals. The

existing use is non-conforming with zoning and must meet zoning requirements for re-establishment of a non-conforming use.

2. Basement - Oil Tank - MSFC 3404.2.13.2.3 - All above/underground tanks which have been out of service at least 1 year shall be properly removed, unless tanks are tested in an approved manner and properly returned to service. This work will require a permit. Contact Dave Bergman at (651)266-8944. - Remove the out of service 265 gallon AST oil tank in basement.
3. Basement - Stairway - SPLC 34.10 (3), 34.33(2) - Repair or replace the unsafe stairway in an approved manner. - Stairway to basement must be maintained in sound condition. Provide a guardrail and handrail for the stairway.
4. Basement - SPLC 34.34 (6) - Install vapor barrier and floor covering per code on west side of basement.
5. Basement - SPLC 34.34 (1) - Provide a structural engineer's report as to repairs for east side of basement (the auto repair pit under vehicle bay). Some deterioration present in concrete and steel construction.
6. Basement - SPLC 34.34 (2) - Properly repair wall at stair ladder to basement where masonry is failing.
7. Ceilings - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the ceiling in an approved manner.
8. Exterior - Address Numbers - SPLC 71.01 - The address posted is not visible from street. (HN-1)-Provide address numbers that contrast with the background.
9. Exterior - Fence and Retaining Wall - SPLC 34.08(5), 34.32(3) - All accessory structures including, but not limited to, detached garages, sheds and fences shall be maintained structurally sound and in good repair. Provide and maintain exterior unprotected surfaces painted or protected from the elements. - Repair, replace or remove retaining wall and fence on east side of the property.
10. Exterior - Groundcover - SPLC 34.08 (3) - Provide and maintain suitable ground cover on all exterior areas to control erosion. - Provide erosion control at perimeter of site to protect adjacent streets and property from silt and water damage.
11. Exterior - Windows - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window in good condition. - Repair or replace incorrectly installed and damaged windows. Historic Preservation Committee approval is needed for this exterior work.
12. Exterior - 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 damaged exterior wall surfaces in an approved manner. Remove foam insulation from exterior of building or cover with code approved materials. Historic Preservation Committee approval is needed for this exterior work.

13. 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 651-266-9090. - Repair deteriorated parking lot surfaces. Submit site plan to Zoning for approval.
14. Floors - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the floor in an approved manner.
15. Front Entry - MSFC 1008.1.8 - Remove unapproved locks from the exit doors. The door must be openable from the inside without the use of keys or special knowledge or effort. - Provide approved lock hardware, remove the hasp.
16. Lighting - MSFC 1010.5, SPLC 34.14 (2) d, SPLC 34.34 (5) b - Provide and maintain illumination in all portions of the exit system. - Lights were non-working.
17. Main Entry - SPLC 34.09 (3), 34.33 (3) - Repair and maintain the door in good condition. - Repair exterior door.
18. Restroom - MSFC 1008.1.8 - Remove unapproved locks from the exit doors. The door must be openable from the inside without the use of keys or special knowledge or effort. - Remove surface-bolt lock from bathroom door.
19. Roof - SPLC 34.09 (1) e, 34.32 (1) d - Provide and maintained the roof weather tight and free from defects. - Repair roof as necessary, interior has some signs of roof leakage.
20. Walls - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls in an approved manner.

#### **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: Randy Klossner – (651)266-9032**

21. MSFC 605.1 - Repair the electrical service grounding conductor to the metallic water piping system. Install a conductor sized to Table 250.66 (NEC) from the electrical service to within 5' of the entrance point of the water service, and bond around the water meter. Article 250, NEC
22. NEC 408.4 – Service/Subpanel(s) - Provide a complete circuit directory at the electrical panel(s) indicating location and use of all circuits.

23. MSFC 605.1, NEC - All wiring has been removed on the property except the electrical service. All new wiring will be required to meet the current addition of the National Electrical Code (NEC).

**Mechanical:**

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

**Mechanical Inspector: Maureen Hanson – (651)266-9043**

24. Unit Heater - SPLC 34.11 (6) - Clean and Orsat test Unit Heater burner. Check all controls for proper operation. Check furnace heat exchanger for leaks; provide documentation from a licensed contractor that the heating unit is safe.
25. Unit Heater - MNFGC 503 - Replace Unit Heater flue venting to code.
26. Gas Piping - MNFGC - 407 - Provide support for gas lines to code.
27. Bathroom - MNRC R303.3 - Provide a window in the bathrooms with an aggregate glazing area of not less than 3 square feet, one-half of which must be openable or provide exhaust system vented to outside. A mechanical ventilation permit is required if an exhaust system is installed.
28. Basement - MNFC 3404.2.13 - Remove abandoned oil tank and all oil piping. Contact Fire Inspection for permit at 651-266-8944.
29. MFGC, MMC - Provide an approved exhaust system to underground service area, this work will require a permit.

**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: Paul Zellmer – (651)266-9048**

30. Water Meter - MPC 609.11 & SPRWS Sec. 94.04 (a) - Install water meter to a min. 12 and max. 48 inches above floor.
31. Water Meter - MPC 609.11 - Support the water meter to code.
32. Water Meter - MPC 606.2 - The service valves must be functional and installed to code.
33. Water Piping - MPC 301.1 (3) - Repair or replace all the corroded, broken, or leaking water piping.

34. Water Piping - SPRWS 93.07 - Provide a 1 inch water line to the first major take off.
35. Water Heater - MPC .0100 Q - The water heater must be fired and in service.
36. Soil/Waste Piping - MPC 719.1 - Install a clean out at the base of all stacks.
37. Toilet - MPC .0100 E, 901 - Install a proper fixture vent to code for toilet located to the east.
38. Rain Leader(s) - 1101.2 - The rain leaders must be separated from the sanitary sewer.
39. Rain Leader(s) - MPC .0100 L & M & 708.1 - The rain leaders must be properly plugged or capped to code.
40. Rain Leader(s) - MN Rules Chapter 1300.0120 - Obtain permits and provide tests/inspections for the plumbing performed without permits.
41. Rain Leader(s) - MPC 0101.6) - Remove unused waste, vent, water, and gas piping to the main and cap/plug to code.
42. Floor Drain – MPC 4714, 1017.1 – Floor drain located in garage area must flow through a flammable waste trap.

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 Clerk's 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.

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