DEPARTMENT OF SAFETY AND INSPECTIONS
Fire Inspection Division
Ricardo X. Cervantes, Director

CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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July 19, 2016

PATRICK NSEUMEN
8288 RED ROCK RD
EDEN PRAIRIE MN 55347

RE: FIRE NSPECTION CODE COMPLIANCE NOTICE
REGISTERED VACANT BUILDING – CATEGORY II
805 HUDSON ROAD

Ref # 16566

Dear Property Representative:

A code compliance inspection of your building was conducted on July 7, 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.

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: B - Business/Office
Zoning: RT1
This property was inspected as an existing B occupancy commercial business. Any change from this use will require DSI building and zoning department approvals. Full

plans of the bathroom and floor layout will be required if there is a change of occupancy for the building. The previous use may be non-conforming with zoning for this site. Contact DSI Zoning at (651)266-8989 to verify that intended use meets zoning and/or obtain approval for re-establishment of a non-conforming use which has been discontinued for over one year.

2. Exterior - Doors - SPLC 34.33 (3) - Repair or replace damaged exterior door to the mechanical room. Repair or replace damaged front entry door and latch. Repair or remove front storm door.

3. Exterior - Grading-Drainage - SPLC 34.08 (2) - Provide and maintain the property grade to slope away from the building to minimize the accumulation of water near the building.

4. Exterior - Mechanical Room - MSFC 510.1 - Provide Mechanical Room sign on door to the mechanical/ utility room on rear of building.

5. Exterior - Parking Lot - 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. - Maintain the parking lot in an approved manner. Restripe the lot in accordance zoning codes.

6. Exterior - Retaining Wall - SPLC 34.32(3) - Repair front retaining wall.

7. Exterior - Roof - SPLC 34.09 (1) e, 34.32 (1) d - Provide and maintain the roof weather tight and free from defects. Some loose and damaged shingles were noted on roof.

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.

9. Exterior - Windows - SPLC 34.32 (3) - Repair and maintain the window in good condition. - Repair or replace the cracked and damaged windows throughout exterior in an approved manner.

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. Interior Surfaces - SPLC 34.34 (6) - Repair and maintain the damaged areas of walls in an approved manner. Repair or remove damaged drop ceiling and maintain an approved ceiling across the finished areas of building. Repair or replace damaged flooring materials.

12. Lawnmower - MSFC 315.2.5 - Fueled equipment, including but not limited to motorcycles, mopeds, lawn-care equipment and portable cooking equipment, shall not be stored, operator or repaired within a building.

13. Mechanical Room - SPLC 34.19 - Provide access to the inspector to all areas of the building. - Provide access to mechanical room for inspection.

14. Throughout - SPLC 34.10 (5), 34.33 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.

15. Utilities - SPLC 34.14 (2), 34.34 (5) - Provide an approved electrical service adequate to meet the building's needs. - Contact Xcel Energy to restore disconnected electrical service.

16. Utilities - 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. - Contact Xcel Energy to restore disconnected gas service.

17. Utilities - SPLC 34.11(4), 34.34(1) SPC 4715.0200A - Provide an adequate water supply to all water closets, sinks, showers and tubs. - Restore water service to the building.

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

18. SPLC 34.14(2), 34.34(5) - Provide an approved electrical service adequate to meet the building's needs. Restore electrical service to the building.

19. 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.

20. 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.

21. SPLC 34.14(2)a, c - Provide a complete circuit directory at service panel indicating location and use of all circuits.

22. SPLC 34.14(2)c - Replace receptacle in bathroom with GFCI type receptacle.

23. MSFC 605.1, 605.6 - Repair or replace all broken, missing, or loose light fixtures, switches & outlets, covers, and plates.

24. MSFC 605.1 - Check all outlets for proper polarity and verify ground on 3-prong outlets. Repair or replace per Article 406.4 of the 2011 NEC.

25. MSFC 605.1 - Replace all painted-over receptacles per Article 406.4 of the 2011 NEC.

26. MSFC 605.3 – Create proper clearances in front of electrical service panel.

27. MSFC 605.1 – Verify all electrical in furnace equipment room properly wired. Full access to the room wasn't available at time of inspection.

28. MSFC 605.1 – Remove/rewire improperly installed NM Cable to current 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

29. MFGC 409.5 - Install approved lever handle manual gas shutoff valve on furnace and remove unapproved valves.

30. MFGC 409.1 - Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.

31. SPLC 34.11 (6) - Clean and Orsat test furnace 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.

32. MFGC 501.12 – Repair masonry chimney and install approved metal chimney liner.

33. MFGC 503 - Replace furnace flue venting to code. Repair deteriorated masonry chimney in an approved manner.

34. MFGC - 304 - Provide adequate combustion air and support duct to code.

35. MFGC - 407 - Provide support for gas lines to code.

36. MMC 401.4.2, MMC 604.1 - Verify that the bathroom exhaust is vented to the outside in a code compliant manner.

37. MMC 103 - All supply and return ducts for warm air heating system must be clean before final approval for occupancy. Provide access for inspection of inside of ducts or provide documentation from a licensed duct-cleaning contractor that the duct system has been cleaned.

38. MMC 103 - Repair and/or replace heating registers as necessary.

39. SPLC 34.11(6) - Provide heat in every habitable room and bathrooms.

40. MN RULES 1300.0120 – Gas mechanical permit is required for the above work. Additional Mechanical permits are required for any new heating, cooling, refrigeration, make-up air or equipment new/used to be converted to a commercial kitchen.

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

41. Tub/Shower - MPC .0100 E & 901 - Install a proper fixture vent to code.

42. Tub/Shower - MPC 701 - Install the waste piping to code.

43. Tub/Shower - MPC 409.4 - Install a hot water temperature limiting device, ASSE Standard 1070.

44. Tub/Shower - MPC 417.3 - Install backflow protection for the hand held shower.

45. Tub/Shower - MPC 401.1, 409.2 - Replace the waste and overflow.

46. Water Heater - MFGC 402.1 - Install the gas shut off and the gas piping to code.

47. Water Heater - MPC 1730.1 - Install the water piping for the water heater to code.

48. Water Heater - MPC 2180 - The water heater must be fired and in service.

49. Water Meter - MPC 1700, SPRWS 88.10 - Restore disconnected water service, re-install water meter to the building.

50. Water Piping - MPC 1720 - Repair or replace all the corroded, broken, or leaking water piping.

51. Water Piping - MPC 1730 - Replace all the improperly sized water piping.

52. Lavatory - MPC 0200(e), MPC 2500 - Install a proper fixture vent to code.

53. Lavatory - MPC 2300 - Install the waste piping to code.

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.

Ref. # 16566