



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

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Saint Paul, Minnesota 55101-1806

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Web: [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

September 26, 2017

AMADEUS HOLDINGS LLC  
PO BOX 3074  
BURNSVILLE MN 55337-8074

RE: FIRE INSPECTION CODE COMPLIANCE NOTICE  
REGISTERED VACANT BUILDING: CATEGORY 2  
1119 RAYMOND AVE

Ref # 124440

Dear Property Representative:

A code compliance inspection of your building was conducted to identify deficiencies that 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. Exterior - East Side - SPLC 34.09 (4) - Replace lower unit east side window.
2. Exterior - Parking Area - 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.

3. Exterior - Retaining Wall Along Driveway - 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 and maintain the retaining wall along the sides of the driveway to garage, shows deterioration in multiple areas.
4. Exterior - Throughout - SPLC 34.08 (10) - Repair or replace damaged steps, sidewalks and landings as necessary throughout exterior. Repair and support the deteriorated stairway to 2nd floor unit in an approved manner.
5. Exterior - Throughout - SPLC 34.09 (4), 34.33 (3) -Provide or repair and maintain the window screen.-All openable windows require a screen, replace where missing.
6. Exterior - Unit 1 Entry Stairway - SPLC 34.09 (3), 34.33(2) - Repair or replace the unsafe stairways, porch, decks or railings in an approved manner. - Provide an even and level landing free of trip hazards at the top of the exterior stairway leading to Unit 1.
7. Exterior - Unit 2 Entry Stairway - SPLC 34.09 (3) 34.33 (2) - Provide an approved handrail. The top of the handrail must be between 34 and 38 inches above the treads and run the entire length of the stair.
8. Fire Extinguishers - All Units - MSFC 906.1, MN Stat. 299F.361 - Provide approved fire extinguishers in accordance with the following types, sizes and locations.-Provide one minimum 1A10BC fire extinguisher within each apartment unit or a minimum 2A10BC not be more than 50' travel distance from each apartment entrance. They must be permanently mounted between 3 and 5 feet high in readily visible and easily accessible locations.
9. Flooring - Throughout - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner.-Complete the installation of an approved flooring surface as necessary where flooring is missing or partially installed in multiple units.
10. Garage - Fire Door - MSFC 703.1 - Provide, repair or replace the fire rated door and assembly. The minimum rating must be: 20 minutes.-Repair and maintain the door closer. Fire door to the garage must self-close and latch.
11. Garage - Fire Separation - MSFC 703.1 - Repair and maintain the required fire resistive construction with approved materials and methods. This work may require a permit(s). Call DSI at (651) 266-8989.-Seal holes in the wall and ceiling using approved materials in order to maintain 1 hour fire separation between garage and adjacent residential units.
12. Unit 1 - CO Alarm - MN State Statute 299F.50 Immediately provide and maintain an approved Carbon Monoxide Alarm in a location within ten (10) feet of each sleeping area. Installation shall be in accordance with manufacturer's instructions.
13. Unit 1 - Smoke Alarm - MSFC 907.2.10.1.2, MSFC 102.1.1 - Smoke Alarms - Single or multiple-station smoke alarms shall be installed or maintained in the following locations - On ceiling/wall outside of each sleeping area in the immediate vicinity of bedrooms, in

each room used for sleeping purposes, and in each story within a dwelling unit including basements. - Provide/maintain smoke alarms inside of each bedroom and outside of sleeping rooms. Where hard-wired smoke alarms have previously been installed, alarms must be maintained as hard-wired with battery backup. Also replace all existing smoke alarms which are more than 10 years old.

14. Unit 1 - Walls - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner.
15. Unit 1 - Window Trim - SPLC 34.10 (7), 34.17 (5) - Repair or replace and maintain the woodwork in an approved manner.
16. Unit 2 - CO Alarm - MN State Statute 299F.50 Immediately provide and maintain an approved Carbon Monoxide Alarm in a location within ten (10) feet of each sleeping area. Installation shall be in accordance with manufacturer's instructions.
17. Unit 2 - Smoke Alarm - MSFC 907.2.10.1.2, MSFC 102.1.1 - Smoke Alarms - Single or multiple-station smoke alarms shall be installed or maintained in the following locations - On ceiling/wall outside of each sleeping area in the immediate vicinity of bedrooms, in each room used for sleeping purposes, and in each story within a dwelling unit including basements. - Provide/maintain smoke alarms inside of each bedroom and outside of sleeping rooms. Where hard-wired smoke alarms have previously been installed, alarms must be maintained as hard-wired with battery backup. Also replace all existing smoke alarms which are more than 10 years old.
18. Unit 2 - Stairway to 2nd Floor - SPLC 34.10 (3), 34.34(2) - Provide an approved handrail. The top of the handrail must be between 34 and 38 inches above the treads and run the entire length of the stair.
19. Unit 4 - CO Alarm - MN State Statute 299F.50 Immediately provide and maintain an approved Carbon Monoxide Alarm in a location within ten (10) feet of each sleeping area. Installation shall be in accordance with manufacturer's instructions.
20. Unit 4 - Ceilings - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner.-Finish the ceilings in an approved manner, obtain framing inspections as necessary under permit for the ceiling construction. Ensure ceiling in Unit 4 has dropped ceiling properly anchored in accordance with MSBC Chap. 8 Sect. 801.2
21. Unit 4 - Fire Separation - MSFC 1106.2 - Provide a required occupancy separation with approved materials and methods. This work may require a permit(s). Call DSI at (651) 266-8989. The minimum rating must be: 1 hour.-Wall has been opened up between Unit 4 and Unit 2. Complete the wall construction to maintain required 1 hour fire separation between the units.
22. Unit 4 - Smoke Alarm - MSFC 907.2.10.1.2, MSFC 102.1.1 - Smoke Alarms - Single or multiple-station smoke alarms shall be installed or maintained in the following locations - On ceiling/wall outside of each sleeping area in the immediate vicinity of bedrooms, in each room used for sleeping purposes, and in each story within a dwelling unit including basements. - Provide/maintain smoke alarms inside of each bedroom and outside of

sleeping rooms. Where hard-wired smoke alarms have previously been installed, alarms must be maintained as hard-wired with battery backup. Also replace all existing smoke alarms which are more than 10 years old.

23. Unit 4 - Walls - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner.-Unit has been gutted, permits and necessary framing inspections are needed for work to finish the walls and construction throughout the unit.

### **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: Dave Blank – (651)266-9035**

24. SPLC 34.14 (2)(a) – Electrical Service/Sub-panels - Provide a complete circuit directory indicating location and use of all circuit to Article 408.4 of the current NEC.
25. SPLC 34.14 (2)(a) – Electrical Sub-panels - Replace circuit breakers in electrical panel that are not listed by the manufacturer for that panelboard with proper breakers to Article 110.3 (B) of the current NEC.
26. SPLC 34.14 (2)(a) - Electrical Sub-panels - Verify that circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices to Article 240.4 of the current NEC.
27. SPLC 34.14 (2)(a) – Throughout - Close openings in service panel/junction boxes with knockout seals, breaker blanks, proper cable clamps, and/or junction box covers to Article 110.12 (A) of the current NEC.
28. SPLC 34.14 (2)(a) – Throughout - Repair or replace all broken, painted over, corroded, missing or loose receptacles, smoke detectors, luminaires (light fixture), switches, covers and plates to Article 406.4(D) & Article 410 of the current NEC.
29. SPLC 34.14 (2)(a) – Throughout - Check all receptacles for proper polarity (including 2-prong) and verify ground on 3-prong receptacles. Ensure all GFCI receptacles are functioning properly. Rewire and/or replace receptacles that are improperly wired or not functioning properly to Article 406.4(D) of the current NEC. Replacement receptacles are required to be tamper-resistant, and either AFCI protected, GFCI protected, or both. All newly added receptacles must be grounded, tamper-resistant, and either AFCI protected, GFCI protected, or both. Please refer to NEC 210.8, 210.12, 406.4(A), 406.4(D), 406.9, and 406.12 when replacing or adding a receptacle outlet.
30. SPLC 34.14 (2)(a) – Unit 2 – Install proper box extensions on devices mounted on exterior walls to Article 314.20 of the current NEC.
31. SPLC 58.02 - Install hard-wired, battery backup smoke detector per Chapter 58 of the St. Paul Legislative Code.
32. SPLC 34.14 (2)(a) – Units 1 and 2 - Properly wire multi-wire circuits in panelboard to ensure ungrounded conductors are on opposite phases, and install handle tie on breakers to Article 100 and 210.4(B) of the current NEC.
33. SPLC 34.14 (2)(a) – Parking Garage - Replace electrical service and common area subpanel due to excessive corrosion per Article 110.12 (B) of the current NEC.

34. SPLC 34.14 (2)(a) – Throughout - Ensure/Rewire all electrical associated with NM cables dated in or after the year 2000 to current NEC. An electrical permit was never purchased for that wiring. The removal of sheetrock or wall/ceiling covering may be required to inspect the illegally installed wiring. Other NEC requirements may also be required for any finished spaces wired without an electrical permit. SPLC 33.03(d)
35. SPLC 34.14 (2)(a) – Units 1 and 2 - Separate neutral conductors and grounding conductors in sub-panel per Article 250.24(A)(5) of the current NEC.
36. SPLC 34.14 (2)(a) – Unit 1 – Repair illegal splice in bathroom ceiling to the current NEC.
37. SPLC 34.14 (2)(a) – Unit 2 – Remove low voltage wiring from electrical junction box above single light switch at entry door.
38. SPLC 34.14 (2)(a) – Unit 2 – Install the proper 2-gang extension rings on all outlets in the exterior walls to the current NEC.
39. SPLC 34.14 (2)(a) – Unit 2 – Provide proper access to junction box concealed in the 2<sup>nd</sup> floor NE bedroom closet.
40. NEC 2017 – Unit 4 – Wire open walls and ceilings 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: Christi Dick – (651)266-9045**

41. Unit 1 - HEATING REPORT - 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.
42. Unit 1 - MNFGC 308.4.4 - Provide a minimum of thirty inches of clearance in front of furnace for service or as specified in the furnace manufacturer's installation instructions.
43. Unit 1 - MNFGC - 407 -Provide support for gas lines to code.
44. Unit 1 - MNMC 103 - Plug, cap and/or remove all disconnected gas lines and unapproved valves.
45. Unit 1 - 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.
46. Unit 1 - MNMC 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.

47. Unit 1 - MNMC 103 - Repair and/or replace heating registers as necessary.
48. Unit 1 - SPLC 34.11(6) - Provide heat in every habitable room and bathrooms.
49. Unit 1 - MNMC 103 - Verify that A/C system is operable, if not, repair, replace or remove and seal all openings.
50. Unit 1 - MN RULES 1300.0120 - mechanical permits are required for the above work.
51. Unit 1 - MNFGC 409.1 - Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee
52. Unit 2 - The Heating and cooling systems and corresponding Duct work must be installed per code.
53. Unit 3 - HEATING REPORT - 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.
54. Unit 3 - MNFGC 308.4.4 - Provide a minimum of thirty inches of clearance in front of furnace for service or as specified in the furnace manufacturer's installation instructions.
55. Unit 3 - MNFGC - 407 -Provide support for gas lines to code.
56. Unit 3 - MNMC 103 - Plug, cap and/or remove all disconnected gas lines and unapproved valves.
57. Unit 3 - 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.
58. Unit 3 - MNMC 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.
59. Unit 3 - MNMC 103 - Repair and/or replace heating registers as necessary.
60. Unit 3 - SPLC 34.11(6) - Provide heat in every habitable room and bathrooms.
61. Unit 3 - MNMC 103 - Verify that A/C system is operable, if not, repair, replace or remove and seal all openings.
62. Unit 3 - MN RULES 1300.0120 - mechanical permits are required for the above work.
63. Unit 3 - MNFGC 409.1 - Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee

64. Unit 4 - The Heating and cooling systems and corresponding Duct work must be installed per code.

### **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: Troy McManus – (651)266-9053**

All units

Water Heater:

65. (MPC .0100 Q) The water heater must be fired and in service.

Basement

Water Meter:

66. (MPC 609.11 & SPRWS Sec. 94.04 (a)) install water meter to a min. 12 and max. 48 inches above floor.
67. (MPC 606.2) The service valves must be functional and installed to code.

Water Piping:

68. (MPC 301.1 (3)) Repair or replace all the corroded, broken, or leaking water piping.
69. Soil/Waste Piping:
70. (MPC 719.1) Install a front sewer clean out.
71. (MPC 707.4) Install a clean out at the upper terminal at each horizontal drainage pipe.

Unit 1

Sink:

72. (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
73. (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.

Lavatory:

74. (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing
75. (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.

Toilet:

76. (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
77. (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.

Tub/Shower:

78. (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
79. (MPC 402.11) Provide access

Gas Piping:

80. (MFGC 407) Add the appropriate metal hangers.
81. (MFGC 614.1-614.7) Vent clothes dryer to code.

Unit 2

Laundry Tub/Clothes Washer Box/Standpipe:

82. MPC 701) Install the waste piping to code

Sink:

83. (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
84. (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.

Lavatory:

85. (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing
86. (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.

Toilet:

87. (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
88. (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.

Tub/Shower:

89. (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
90. (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
91. (MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
92. (MPC 409.4) Install a hot water temperature limiting device, ASSE Standard 1070
93. (MPC 402.11) Provide access

Gas Piping:

94. (MFGC 614.1-614.7) Vent clothes dryer to code.

#### Unit 4

Laundry Tub/Clothes Washer Box/Standpipe:

95. (MPC .0100 E & 901) Install a proper fixture vent to code.
96. (MPC 701) Install the waste piping to code.

Sink:

97. (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
98. (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.

Lavatory:

99. (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing
100. (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.

Toilet:

101. (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
102. (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.

Tub/Shower:

103. (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
104. (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
105. (MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
106. (MPC 409.4) Install a hot water temperature limiting device, ASSE Standard 1070
107. (MPC 402.11) Provide access

Gas Piping:

108. (MFGC 614.1-614.7) Vent clothes dryer to code.

#### Exterior

Lawn Hydrant(s):

109. (MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.

110. Comments: Unit 3 is not part of this report, however it was brought to my attention that the water heater was not properly vented. I shut the gas off to this water heater and a permit is required to be obtained to correct this matter.

111. All the above corrections to the waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Chapter 4714, Minnesota Rules Chapter 326, 4716, 1300, the



Minnesota Mechanical Code, the Minnesota Fuel Gas Code, and Saint Paul Regional Water Services Water Code. All plumbing must be done by a plumbing contractor licensed in the State of Minnesota and the City of Saint Paul by a plumber licensed in the State of Minnesota who also possess a City of Saint Paul Competency Card and after obtaining an approved City of Saint Paul Plumbing Permit.

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. # 124440