



CITY OF SAINT PAUL

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July 22, 2019

TK INSPIRATION INC
1091 RICE ST
SAINT PAUL MN 55117-4920

RE: FIRE INSPECTION CODE COMPLIANCE NOTICE
1040 SELBY AVE

Ref # 15153

Dear Property Representative:

A code compliance inspection of your building was conducted on June 27, 2019 to identify deficiencies that need to be corrected 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

1. 1 - MSBC 1300.022 Sub. 3 - Building Occupancy - This building was inspected as an existing two-unit commercial property. Most recent approved occupancy uses appear to be F-1 Factory (food production with no customer seating) for west suite and B Business/Office for east suite. Permits and floor plans are required for change of occupancy approval.
2. BUILDING - 1ST. FLOOR - SPLC Sect. 34.36. (1) Provide proper transition strips for changes in floor covering elevations.
3. BUILDING - BASEMENT - SPLC Sect. 33.34 (2) Top riser at basement stairs is not uniform, requires correction.
4. BUILDING - BASEMENT - Note: West 1/3 building is a slab on grade, no basement.

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5. BUILDING - EXTERIOR - SPLC Sect. 34.09 (2) b Properly fasten front siding on building.
6. BUILDING - EXTERIOR - SPLC Sect. 34.08 (5) Repair or remove fence and gate.
7. BUILDING - EXTERIOR - SPLC Sect. 34.33 (4) Provide proper drainage away from rear of building.
8. BUILDING - EXTERIOR GARAGE - SPLC Sect. 33.33 (1) b. Properly repair garage stucco and install required flashing to code.
9. BUILDING - GARAGE - SPLC Sect. 34.36 (6) Northern most garage door is covered over. Insure it is repaired to code.
10. BUILDING - GARAGE - SPLC Sect. 34.34. (2) Door added to bottom of stairs in garage. Code required 3-foot landing before door. Bring into compliance.
11. Basement - Stairway - 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. -Provide an approved graspable handrail with returns at ends of rail per building code requirements.
12. ELECTRICAL - BOND NEUTRAL BUSS TO SERVICE PANELBOARD - MSFC 605.1 Properly bond neutral buss to service panel board enclosure to Article 250.28 of the current NEC.
13. ELECTRICAL - CLOSE OPENINGS IN SERVICE BOXES - MSRC 605.1 & 6 Close openings in service panel/junction boxes with knockout seals, breaker blanks, clamps, and/or junction box covers to Article 110.12 (A) of the current NEC.
14. ELECTRICAL - ENSURE ALL LIGHTS ARE WORKING - *No power at the time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power restored. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

15. ELECTRICAL - PROPERLY SUPPORT CABLES & CONDUITS - MSFC 605.1
Basement/Garage -Properly strap and support cables and/or conduits to the appropriate wiring method in Chapter 3 of the current NEC.
16. ELECTRICAL - PROPERTLY WIRE EXTERIOR LIGHTS - MSFC 605.1 Exterior
Front/Side -Properly support wire exterior luminaire (light fixture) at entry door(s) to Articles 110.3 (B), 314.20 of the current NEC.
17. ELECTRICAL - PROVIDE CIRCUIT DIRECTORY - MSFC 605.1 -Provide a complete circuit directory at service panel(s) indicating location and use of all circuit to Article 408.4 of the current NEC.
18. ELECTRICAL - REWIRE TO CURRENT NEC - MSVC 605.1 Remove and/or rewire all illegal, improper or hazardous wiring to the current NEC.
19. ELECTRICAL - CHECK RECEPTACLES FOR POLARITY - MSVC 605.1
Throughout Building -Check all receptacles for proper polarity (including 2-prong) and verify ground on 3-prong receptacles. Ensure all GFCI receptacles are function properly. Rewire and/or replace receptacles that are improperly wired or not functioning properly to Article 406.4 (D) of the current NEC.
20. ELECTRICAL - CIRCUIT BREAKERS TO MATCH WIRE SIZE - MSFC 605.1 Verify that circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices to Article 240.4 of the current NEC.
21. ELECTRICAL - REPAIR ELECTRICAL SERVICE GROUNDING/BOND AROUND WATER METER - MSFC 506.1 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 to Article 250 of the current NEC.
22. ELECTRICAL - REPAIR OR REPLCE BROKEN ELECTRICAL FIXTURES - MSFC 605.1 Throughout Building -Repair or replace all broken, painted-over, corroded, missing or loose receptacles, smoke detectors, luminaires (light fixtures), switches, covers and plates to article 406.4 (D) & Article 410 of the current NEC.
23. East Suite - Electrical Room - MSFC 509.1.1 - Provide ELECTRICAL ROOM sign on door.

24. East Suite - Smoke Alarms - 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. -Remove or replace non-working residential style smoke alarms which are also past 10-year lifespan. These are not required detectors.
25. Emergency Light Fixtures - MSFC 1104.5.3, 1006.3 - Provide and maintain an approved emergency lighting system. -Repair fixtures where non-working.
26. Exit Doors - MSFC 1008.1.9.3 - 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 bar locks and other non-standard hardware from all marked and required exit doors so that they open properly with a single motion. Panic hardware will be required if the use is changed to an assembly occupancy as proposed.
27. Exit Signs - MSFC 1104.5, 1011.3 - Provide and maintain approved external or internal lighting of the exit sign.
28. Exit Signs - MSFC 1011.6.3 - Provide and maintain at least 60 minutes of illumination to the exit signs in case of primary power loss.
29. Exterior - Fence - 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 or remove the damaged areas of wood fence.
30. Exterior - Rear - SPLC 34.09 (1)(2), 34.33 (1) - 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.
31. FIRE - REPAIR WALLS - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. -Repair/patch all holes and other openings the walls throughout the building.
32. FIRE INSPECTION - EMERGENCY LIGHTING - MSFC 1104.5.3, 1006.3 - Provide and maintain an approved emergency lighting system.
33. FIRE INSPECTION - EXIT DOORS - MSFC 1008.1.9.3 - 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 all unapproved locks from all required exit doors.

34. FIRE INSPECTION - EXIT ILLUMINATION - MSFC 1104.5, 1006.1, SPLC 34.14 (2) d, SPLC 34.35 (5) - Provide and maintain illumination in all portions of the exit system.
35. FIRE INSPECTION - EXTERIOR - SPLC 34.09 (1)(2), 34.33 (1) - 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. -Make repairs to the walls of the exterior of the main building.
36. FIRE INSPECTION - HOOD SUPPRESSION SYSTEM - MSFC 904.2.1 - Contact a qualified contractor to provide an approved hood and duct ventilation fire suppression system. All work must be done under a permit. Call DSI at (651) 266-8989.-Either repair and service the hood suppression system or completely remove if out of service.
37. FIRE INSPECTION - REPAIR CEILINGS - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner. -Repair or replace all missing ceiling panels throughout the building.
38. FIRE INSPECTION - SERVICE FIRE EXTINGUISHERS - MSFC 901.6 - Provide required annual maintenance of the fire extinguishers by a qualified person and tag the fire extinguishers with the date of service. -Service all fire extinguishers throughout the building.
39. Fire Extinguishers - MSFC 901.6 - Provide required annual maintenance of the fire extinguishers by a qualified person and tag the fire extinguishers with the date of service.
40. Fire Extinguishers - 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.
41. Front Entry Door - MSFC 1104.1, 1008.1.9.3 - Post a sign stating, 'THIS DOOR MUST REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED' at main exits with interior key locks. The minimum stroke of the letter must be 1 inch high with a contrasting background. Signage required at interior side of door if double-cylinder deadbolt lock is to remain.
42. MECHANICAL - INSTALL APPROVED GAS SHUTOFF VALVES - MNFGC 409.5 Install approved lever handle manual gas shutoff valve on furnace/boiler and remove unapproved valves.

43. MECHANICAL - PROVIDE ADEQUATE AIR & SUPPORT DUCT - MNFGC 304
Provide adequate combustion air and support duct to code.
44. MECHANICAL - PROVIDE HEAT IN ALL HABITABLE ROOMS - SPLC 34.11 (6)
Provide heat in every habitable room and bathrooms.
45. MECHANICAL - PROVIDE HEAT LOSS CALCULATION - Provide a room by room
heat loss calculation to show the electric heat is adequate.
46. MECHANICAL - PROVIDE BATHROOM VENTILATION - MNRC 303.3 Provide a
window in the bathrooms with an aggregate glazing area of not less than 3 square feet,
on-half of which must be openable or provide an exhaust system vented to the outside. A
Mechanical Ventilation permit is required if an exhaust system is installed.
47. MECHANICAL - REMOVE ACM BY LICENSED CONTRACTOR - Remove friable
asbestos containing materials by a state licensed asbestos abatement contractor.
48. MECHANICAL - REMOVE ALL DISCONNECTED GAS LINES & VALVES -
MNMC 103 Plug, cap and/or remove all disconnected gas lines and unapproved valves.
49. MECHANICAL - REPLACE HEATING REGISTERS - MNMC 103 Repair and/or
replace heating registers as necessary.
50. MECHANICAL - SUPPORT GAS LINES - MNFGC 407 Provide support for gas lines
to code.
51. PLUMBING - GAS PIPING - SPLC 34.11 (6) MMC 103 -Remove all disconnected gas
lines and unapproved valves.
52. PLUMBING - GAS PIPING - SPLC 34.11 (6) MMC 103 -Replace all corroded gas
piping.
53. PLUMBING - GAS PIPING - SPLC 34.11 (6) MFGC 407 -Add the appropriate metal
hangers.

54. PLUMBING - GAS PIPING - SPLC 34.11 (6) MFGC 406.4.1 -Conduct a witnessed pressure test on gas piping system.
55. PLUMBING - GENERAL - SPLC 34.11 (1) MPC 402.2 -Provide a water tight joint between the fixture and the wall or floor.
56. PLUMBING - GERNERAL - SPLC 34.11 (1) MPC .0101 Sub. 6 -Remove unused waste, vent, water, and gas piping to the main and cap/plug to code.
57. PLUMBING - SINK - SPLC 34.11 (1) MPC 701 -Install the waste piping to code. -
58. PLUMBING - SINK - SPLC 34.11 (1) MPC .0100 P & Q & 419.2 -Install the water piping to code.
59. PLUMBING - SINK - SPLC 34.11 (1) MPC 301.1 -Repair/replace the fixture that is missing, broken or has parts missing.
60. PLUMBING - SINK - SPLC 34.11 (1) MPC 301.1 -Repair/replace the faucet that is missing, broken or has parts missing.
61. PLUMBING - SINK - SPLC 34.11 (1) MPC .0100 B -Provide the proper potable water protection for the faucet spout.
62. PLUMBING - SOIL.WASTE PIPING - SPLC 34.11 (1) MPC 313 -Install proper pipe supports.
63. PLUMBING - SOIL/WASTE PIPING - SPLC 34.11 MPC 704 & 706 -Replace all improper connections, transitions, fittings or pipe usage.
64. PLUMBING - SOIL/WASTE PIPING - SPLC 34.11 (1) MPC .0100 L & M & 708.1 - Plug all open piping and properly pitch all piping.
65. PLUMBING - WATER HEATER - SPLC 34.11 (5) MFG 301 -Provide adequate combustion air for the gas burning appliance.

66. PLUMBING - WATER METER - SPLC 34.11 (4) MPC 609.11 -Support the water meter to code.
67. PLUMBING - WATER METER - SPLC 34.11 (4) MPC 609.11 & SPRWS Sec. 88.14 - The water meter must be installed and in service.
68. PLUMBING - WATER METER - SPLC 34/11 (4) MPC 606.2 -The service valves must be functional and installed to code.
69. PLUMBING - WATER METER - SPLC 34.11 (4) MPC 301.1 -Repair the corroded or incorrect water meter piping.
70. PLUMBING - WATER PIPING - SPLC 34.11 (1) MPC 301.1 (3) -Repair or replace all the corroded, broken, or leaking water piping.
71. PLUMBING - WATER PIPING - SPLC 34.11 (1) SPRWS 93.07 -Provide a 1-inch water line to the first major take-off.
72. PLUMBING - WATER PIPING - SPLC 34.11 (1) MPC 313 -Add the appropriate water pipe hangers.
73. PLUMBING - WORK TO BE DONE TO CODE UNDER PERMIT - * All 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.
74. PLUMBING - WATER HEATER - SPLC 34.11 (5) MPC .0100Q -The water heater must be fired and in service.
75. Rear Storage Building - Entry Door - MSFC 1104.1, 1008.1.9.3 - Post a sign stating, 'THIS DOOR MUST REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED' at main exits with interior key locks. The minimum stroke of the letter must be 1 inch high with a contrasting background. -Either post signage and keep door unlocked when occupied or change the double-keyed lock to hardware that can be opened from inside the building without a key.

76. Rear Storage Building - 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.
77. Rear Storage Building - Upper Level - 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 the wall where open to the attic void space.
78. Rear Storage Building - Upper Level - 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. -Existing handrail along the stairway to upper level is mounted too low.
79. West Suite - Kitchen Hood - 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 kitchen hood system to proper operation under necessary permits or remove and disconnect all wiring and gas/vent connections in an approved manner.
80. West Suite - Kitchen Hood - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner. -Repair damaged area of ceiling near the kitchen hood.

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.

If you have any questions, email me at james.perucca@ci.stpaul.mn.us or call me at 651-266-8996 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,

James Perucca
Fire Safety Inspector
Ref. # 15153