

2015 002760 000 00 CO Certificate of Occupancy

Type ~~CO Certificate of Occupancy~~

Status ~~In Process~~

Sub Type ~~Assembly~~

Parent ID

Work

Row ID 4043898

Group ~~Fire Prevention~~

Primary Property

Address 79 WESTERN AVE N,
ST PAUL, MINNESOTA, 55102-4601, PIN 012823240221 Prop ID 231037 Folder Unit

Location Woodland Park Addition to St Subj To Esmt That Part Lying Above Elev 237.05 Ft Thru 240.15 Ft St Paul Datum
The Fol; Ex Tri In The Ne Cor & Ex S 6.29 Ft, The W 31.25 Ft Of Lot 20 Blk 13 & Ex S 6.29 Ft, The E 2.35 Ft Of
19 Blk 13

Tracking Dates and Reference Information

In Date 2015-01-13

Issue/Approve

Expires

COFO File 122510

Issued By

Final Date

Name 79 WESTERN AVE N

Priority 3

Description

[Empty description box]

Conditions

[Empty conditions box]

Indicators

Children

A22

[Handwritten scribble]
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Process	Reference	Comments	Status	To Start	To End	Started	Ended	Assigned User
Fire Prevention (4)								
Pre-Inspection		Units 0 Bar	Done	2014-12-14	2014-12-14	2015-01-13	2015-01-13	Perucca, Ja...
C of O Inspe...			Revoked/...	2015-01-13	2015-01-13	2015-01-13	2015-01-13	Perucca, Ja...
Unoccupied		6/15/15 No i...	Correctio...	2015-11-06	2015-11-06	2015-10-26	2015-10-26	Perucca, Ja...
Unoccupied		11/30/15 TE...	Open	2017-08-04	2017-08-04			Perucca, Ja...

INSPECTOR
NOTES

2023-2



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

October 26, 2015

JOHN RUPP
COMMON WEALTH PROPERTIES
6 5TH ST W SUITE 900
ST PAUL MN 55101 USA

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RE: VACANT BUILDING DEFICIENCIES
79 WESTERN AVE N
Ref. # 122510

A 22 (a)

Dear Property Representative:

Your building was inspected on October 26, 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 reinspection will be made on or after November 30, 2015.

Failure to comply may result in additional reinspection fees and a criminal citation.

DEFICIENCY LIST

1. **NONCONFORMING USE OF BUILDING-OBTAIN ZONING APPROVAL-SPLC**
62.102 Legal Nonconforming Uses and Structures. A legal nonconforming structure is one that lawfully existed when created, but does not now comply with the regulations, location, off-street parking, loading requirements, or other regulations. The Planning Commission may approve permits granting legal nonconforming status as set forth in Section 62.109 (a) and (b).-Obtain Zoning approval for any Expansion of Nonconforming Use of structure, and/or Parking Requirements.
2. **NORTH EXIT-REMOVE DOUBLE KEY-LOCKS/PROVIDE PANIC HARDWARE-MSFC 1010.1, 1003.3.1.9** - Provide and maintain approved panic release hardware on all exit doors.-There are three sets of exit doors off of the North Lounge that require panic hardware. Replace the most interior standard door knob with approve panic hardware. The two inner lobby doors must have the double key-locking hardware removed. These doors may remain unlocked or have panic hardware installed on them.

3. **OCCUPANCY PROHIBITED BEFORE APPROVAL-OBTAIN INSPECTIONS/CLOSE PERMITS-MSFC 205.3.3** Occupancy Prohibited Before Approval. The building or structure shall not be occupied prior to the Fire Code Official issuing a Certificate of Occupancy that indicates that all applicable provisions of all codes have been met.-The current Certificate of Occupancy is in Revoked status. A Certificate of Occupancy inspection has been done for the bar, lounges, and previous dining area. **The Certificate of Occupancy does not include the use of the future West Dining Room.** Have the Construction Contractors arrange for Building, Electrical, Elevator, HVAC, and Plumbing Inspectors to final all open permits. A building or space cannot be occupied or used if the Certificate of Occupancy has been revoked.

4. **THROUGHOUT BUILDING-PROVIDE & MOUNT FIRE EXTINGUISHERS-**MSFC 906.1, MN Stat. 299F.361 - Provide approved fire extinguishers in accordance with the following types, sizes and locations.-Ensure a minimum 2A10BC fire extinguishers are appropriately spaced so the travel distance in no more than 75 feet to access an extinguisher. Extinguishers must be mounted 3-5 feet high and in an easily accessible location.

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 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 Inspector

Ref. # 122510

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STAMP - Activity Detail[New Search](#)[Help using this report](#)**79 Western Ave N - University Club Restaurant / Bar / Meeting Rooms**Click [here](#) to view all activity for this propertyClick [here](#) to access other applications using this address - GISmo, MapIT, and Ramsey County Info**Run Date:** 08/03/17 05:00 PM**Folder ID#:** 15 002760**In Date:** 01/13/15**Issued Date:****Status:** In Process**Closed:****Type:** CO - Certificate of Occupancy - Assembly**Reference#:** 122510**Document:**[Vacant Correction Orders Letter](#): - Generated: 10/27/2015 - Sent: 10/27/2015

* Note: Clicking on above document links may not reflect the exact formatting of the original document.

People:**Owner:**79 Western Llc/St Paul Building
6 W 5th St Ste 900
St Paul MN 55102-1420**Stated Owner:**John Rupp
Common Wealth Properties
6 5th St W Suite 900
St Paul MN 55101
651-224-5845**Responsible Party:**John Rupp
Common Wealth Properties
6 5th St W Suite 900
St Paul MN 55101
651-224-5845**Property:**79 WESTERN AVE N - University Club Restaurant / Bar / Meeting Rooms, PIN:
012823240221**Info Value:**Renewal Due Date: Jan 13, 2015
Inspection Date: Nov 30, 2015
Is this a City Owned Building?: No
Business/Building Name: COMMODORE BAR & RESTAURANT
Contact: COMMON WEALTH PROPERTIES 651-244-5845
JOHN RUPP 651-492-2646
Commercial Square Feet: 5142
Total Residential Units: 0
Num Res Units Used In Grading: 0
Number of Stories: 1
Number of Basement Levels: 0
Primary Occupancy Type Name: Bar / Restaurant > 50
Primary Occupancy Group: A-2
Assembly Occupancy Load: 57
Assembly Occupancy Area (1) : North Lounge
Assembly Occupancy Type (1): Tables & Chairs

Assembly Occupancy Load (1): 79
 Assembly Occupancy Area (2) : East Lounge
 Assembly Occupancy Type (2): Tables & Chairs
 Assembly Occupancy Load (2): 39
 Keybox: No
 Fire Alarm System: No
 Emergency Generator: No
 Fire Pump: No
 Fire Service Elevator: No
 Standpipe System (W/D): None
 Sprinkler System: Partial
 Non Wet Sprinkler System: No
 Smoke Control System: No
 Special Extingulshing System: No
 Kitchen Hood System: Yes
 Last Inspection Date: Oct 26, 2015
 Fireworks Permit?: No
 Fire District: 2
 Assembly Occupancy Area (3) : Lounge Bar
 Assembly Occupancy Type (3): Tables & Chairs
 Assembly Occupancy Load (3) : 89
 Assembly Occupancy Area (4) : Dining Room
 Assembly Occupancy Type (4): Tables & Chairs
 Assembly Occupancy Load (4): 12
 Assembly Occupancy Area (5) : Platform
 Assembly Occupancy Type (5): Tables & Chairs
 Perf-Based Deslgn: No

Fee:
 CO Commercial Initial Fee: \$180.00

Pre-Inspection

Assigned To: Perucca, James
Comment: Units: 0, Bar / Restaurant > 50
 Units: 0, Bar / Restaurant > 50
Closed: 01/13/15

Handwritten signature and date: 2/23/16

Result:
01/13/2015: Done

C of O Inspection

Closed: 01/13/15
Result:
01/13/2015: Revoked/Unoccupied

Unoccupied

Comment: 6/15/15 No interior work being done at time of inspection. No contact with Building Inspector for some time. 9/22/15 Met with Owner, Building,Zoning,& Licensing with occupancy issues.Dept. will consult with City Atty.
Closed: 10/26/15

Result:
10/26/2015: Correction Orders

Comment: 11/30/15 TEMPORARY CERTIFICATE OF OCCUPANCY GRANTED FOR BAR & RESTAURANT, BUT NOT WEST BANQUET ROOM.12/29/15 ALL BUILDING PERMITS FINALED. WEST DINING ROOM NEEDS PERMITS, CURRENTLY UNOCCUPIED. LICENSING OK. SAC CHARGES PENDING. WAITING TO GIVE FINAL C OF O APPROVAL. 3/16/16 ADMIN. & ZONING TO SUBMIT LETTER REGARDING COMPLIANCE.5/19/16 PER DEP. DIR. BISTODEAU, FULL C OF O IS ON HOLD UNTIL OTHER LEGAL ISSUES ARE RESOLVED. 7/1/16 NO CHANGE YET IN C OF O STATUS. 10/5/16 HOLDING ON C OF O PROCESS PER

DEP. DIRECTOR. 2/3/17 CITY TAKING LEGAL ACTION WITH PROPERTY. WILL WAIT FOR DIRECTION FROM ASST. DIRECTOR. 5/2/17 POSSIBLE LICENSING ACTION TO BE ENFORCED. WILL WAIT FOR DIRECTION FROM DEP. DIR. BISTODEAU.jp
Next Schedule: 08/04/17

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