

Skarda, Therese (CI-StPaul)

From: Wiese, Angie (CI-StPaul)
Sent: Tuesday, September 25, 2018 2:54 PM
To: Skarda, Therese (CI-StPaul); Niziolek, Dan (CI-StPaul)
Subject: FW: Commodore Restaurant

Angie Wiese, PE, CBO
Safety & Inspections
651-266-8953

From: Wiese, Angie (CI-StPaul)
Sent: Thursday, August 2, 2018 10:03 AM
To: 'John R. Rupp' <JRRupp@commonwealthproperties.com>
Cc: Skarda, Therese (CI-StPaul) <therese.skarda@ci.stpaul.mn.us>; jmiller@pfb-pa.com; Cervantes, Ricardo (CI-StPaul) <ricardo.cervantes@ci.stpaul.mn.us>; Ubl, Stephen (CI-StPaul) <stephen.ubl@ci.stpaul.mn.us>; Bistodeau, Travis (CI-StPaul) <Travis.Bistodeau@ci.stpaul.mn.us>
Subject: RE: Commodore Restaurant

In response to your email dated July 18, 2018 relating to the Summit Proposal:

The Building Official has reviewed the proposal and provided his comments. I have reviewed the proposal and his response and am in agreement



Angie Wiese, PE, CBO
Fire Safety Manager
Department of Safety & Inspections
375 Jackson St. Suite 220
Saint Paul, MN 55101
P: 651-266-8953
F: 651-266-8951
angie.wiese@ci.stpaul.mn.us

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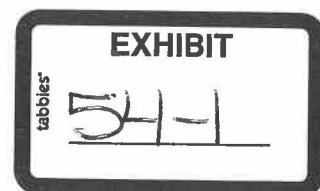
Fire is Everyone's Fight

DSI's Mission: To preserve and improve the quality of life in Saint Paul by protecting and promoting public health and safety for all.

From: John R. Rupp [mailto:JRRupp@commonwealthproperties.com]
Sent: Wednesday, July 18, 2018 2:01 PM
To: Wiese, Angie (CI-StPaul) <angie.wiese@ci.stpaul.mn.us>
Cc: Skarda, Therese (CI-StPaul) <therese.skarda@ci.stpaul.mn.us>; jmiller@pfb-pa.com
Subject: FW: Commodore Restaurant

Angie

I would add the west dining room has had liquor license since 1976 and has been part of my restaurant operation since 2001.



I am waiting on your review of the attached Summit Proposal.

John

From: John R. Rupp
Sent: Sunday, July 8, 2018 7:42 PM
To: angie.wiese@ci.stpaul.mn.us
Cc: Skarda, Therese (CI-StPaul) <therese.skarda@ci.stpaul.mn.us>; jmiller@pfb-pa.com
Subject: FW: Commodore Restaurant

Angie

Another question

From the fire departments point of view - for purposes of a fire certificate of occupancy - if there has been no change of zoning use and no increase in occupancy under the building code do you agree with the attached Summit Fire analysis of whether I need a sprinkler system.?

Those are the facts BTW.

Please see Mr. Ubl's comments below which have no basis in fact whatsoever. There has no been a change of use, there is no "addition", and the west dining room space and has never been a legally occupied as an exercise room.

Sorry to put you in the middle.

John

From: Ubl, Stephen (CI-StPaul) [<mailto:stephen.ubl@ci.stpaul.mn.us>]
Sent: Wednesday, September 27, 2017 9:08 AM
To: John R. Rupp <JRRupp@commonwealthproperties.com>
Cc: Skarda, Therese (CI-StPaul) <therese.skarda@ci.stpaul.mn.us>; Skradski, John (CI-StPaul) <john.skradski@ci.stpaul.mn.us>; John M. Miller <jmiller@pfb-pa.com>
Subject: Commodore Restaurant

Good morning John,

Thank you for providing the attached document from Summit Fire (see attached) addressing their position on suppressing the Commodore restaurant at 79 Western Ave. N. Their submittal would apparently be addressing item number 3 of my letter, dated October 26, 2015 (see attached) stating a suppression system is required. Please see my comments below:

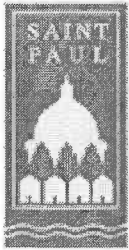
- The west wing added to the Commodore restaurant is by definition a "change in use" and an "addition" to the existing Commodore restaurant. Photos indicate the addition to the restaurant was previously used as an exercise room. Section 1102.3 of the 2015 Minnesota Conservation code states:
"Existing fire areas increased by the addition shall comply with Chapter 9 of the International Building Code"
- Section 1012.2.1 of the 2015 Minnesota State Conservation Code states:
"Where a change in occupancy classification occurs that requires an automatic fire sprinkler system to be provided based on the new occupancy in accordance with Minnesota rules, chapter 1305, such system shall be provided throughout the area where the change of occupancy occurs"

believe the code is clear on this. Changing from an exercise room to a restaurant is a change in use. Additionally, a fire area must be completely suppressed, not partially.



One final note – could you please provide a copy of the report from your mechanical engineer that I had reviewed in our last week's meeting.

Thank you,



Stephen Ubl

City of St. Paul Building Official

Department of Safety & Inspections

375 Jackson St

Saint Paul, MN 55101

P: 651-266-9021

F: 651-266-9099

stephen.ubl@ci.stpaul.mn.us

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