



CITY OF SAINT PAUL

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May 21, 2019

Jayde Tran
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RE: FIRE INSPECTION CODE COMPLIANCE NOTICE
228 FRONT AVE

Ref # 13552

Dear Property Representative:

A code compliance inspection of your building was conducted on April 18, 2019 to identify which 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. MECHANICAL - SUPPORT GAS LINES TO CODE - MFGC 407 - Provide support for gas lines to code.
2. BUILDING - ENSURE 1 HOUR RATED BETWEEN OCCUPANCIES - MSBC Ch. 7 INTERIOR - Insure rear door and wall between residential units and garage use are have a 1-hour rating.
3. BUILDING - PROVIDE 1 HOUR FIRE SEPARTION - MSBC Ch. 7 INTERIOR - Insure ceilings and floors between units are 1-hour fire rated.
4. BUILDING - REMOVE ALL WALL COVERING - SPLC Sec. 34.10 (7) INTERIOR - Remove all wall covering from the basement (organic growth).

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5. BUILDING - REPAIR EXTERIOR DOORS, TRIM & WINDOWS - SPLC SEC. 34.33 (3) a & f EXTERIOR -Repair doors, trim and windows.
6. ELECTRICAL - ALL WORK TO BE DONE UNDER PERMIT - All Electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit from the City of Saint Paul.
7. ELECTRICAL - CHECK ALL RECEPTACLES FOR POLARITY - MSFC 605.1 - 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.
8. ELECTRICAL - CLOSE ELECTRICAL OPENINGS - MSFC 605.1 -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.
9. ELECTRICAL - ENSURE GROUNDING IS PROPERLY INSTALLED - MSFC 605.1 Ensure grounding electrode conductor is installed properly (no access). If not, 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.
10. ELECTRICAL - PROPERLY SUPPORT CABLES/CONDUIT - MSFC 605.1 -Properly strap and support cables and/or conduits to the appropriate wiring method in Chapter 3 of the current NEC.
11. ELECTRICAL - PROVIDE CIRCUIT DIRECTORY - MSFC 605.1 -Provide a complete circuit directory at service panel indicating location and use of all circuit to Article 408.4 of the current NEC.
12. ELECTRICAL - REMOVE IMPROPER/HAZARDOUS WIRING - MSFC 605.1 - Remove and/or rewire all illegal, improper or hazardous wiring to the current NEC.
13. ELECTRICAL - REPLACE BROKEN ELECTRICAL PARTS - MSFC 605.1 -Repair or replace all broken, painted-over, corroded, missing or loose receptacles, luminaires (light

fixtures), switches, covers and plates to Article 406.4 (D) & Article 410 of the current NEC.

14. ELECTRICAL - VERIFY PROPER AMPERAGE/WIRE SIZE - MSFC 605.1 -Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices to Article 240.4 of the current NEC.
15. EXTERIOR BUILDING & YARD - REMOVE COMBUSTIBLE MATERIALS AND VEGETATION - MSFC 304.1 - Remove excessive combustible storage and/or vegetation from exterior property areas.
16. EXTERIOR WALLS AND STAIRS - PAINT UNPROTECTED SURFACES - 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.
17. EXTERIOR – FRONT PORCH AREA - SPLC 34.08 (1), 34.34 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition. -Remove the pile of debris that is in the front porch area.
18. EXTERIOR - STAIRS - SPLC 34.09 (3), 34.33(2) - Repair or replace the unsafe stairways, porch, decks or railings in an approved manner. This work may require a permit(s). Call DSI at (651) 266-8989.-There are cracked and damaged treads on the exterior stairs and the top of the landing is damaged and has broken pieces coming off.
19. FIRE EXTINGUISHERS - PROVIDE THROUGHOUT - 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 placed and in-service date. Extinguishers must be within each residential unit, and within 75 feet travel distance of each commercial unit. Extinguishers must be within mechanical and electrical areas. Each extinguisher must be mounted 3 to 5 feet high from the floor and in an easily accessible location.
20. FLOORS - REPAIR PEELING PAINT - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner. -Repair or replace paint peeling floors in porch areas.
21. MECHANICAL - CLEAN DUCTS/PROVIDE DOCUMENTATION - 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.

22. MECHANICAL - HAVE LICENSED CONTRACTOR CHECK FURNACE - SPLC 34.11 (6) -HEATING REPORT. Clean and Orsat test furnace/boiler 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.
23. MECHANICAL - INSTALL ACCESS COVER - MMC 103 -Install furnace air filter access cover.
24. MECHANICAL - INSTALL APPROVED GASS SHUTOFF - MFGC 409.1 Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
25. MECHANICAL - INSTALL CHIMNEY LINER - MFGC 501.12 -Install approved metal chimney liner.
26. MECHANICAL - MECHANICAL PERMITS ARE REQUIED FOR ALL WORK - MMC RULES 1300.0120 -Mechanical permits are required for all work above.
27. MECHANICAL - PRESSURE TEST HOT WATER SYSTEM - MMC 1208.1 -Conduct witnessed pressure test on hot water heating system and check for leaks.
28. MECHANICAL - PROVIDE BATHROOM VENTILATION - MRC R303.3 -Bathroom ventilation required. 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 a mechanical exhaust system vented to the outside. A mechanical ventilation permit is required if a mechanical exhaust system is installed.
29. MECHANICAL - PROVIDE COMBUSTION AIR/SUPPORT DUCTS - MFGC 304 - Provide adequate combustion air and support duct to code.
30. MECHANICAL - PROVIDE HEAT IN HABITABLE ROOMS - SPLC 34.11 (6) - Provide heat in every habitable room and bathrooms with at least one exterior wall.
31. MECHANICAL - PROVIDE MEANS OF RETURN AIR - MMC 918.6 -Provide a means of returning air from every habitable room to the furnace. Return air cannot be taken from closets, bathrooms, toilet rooms, kitchen or mechanical rooms.

32. MECHANICAL - REMOVE UNAPPROVED LINES & VALVES - MMC 103 -Plug, cap and/or remove all disconnected gas lines and unapproved valves.
33. MECHANICAL - REPAIR, REPLACE OR REMOVE A/C UNIT - MMC 103 -Verify that A/C system is operable. If not, repair, replace or remove and seal all openings.
34. MECHANICAL - REPLACE FLUE VENTING TO CODE - MFGC 503 -Replace furnace/boiler flue venting to code.
35. MECHANICAL - REPLACE RADIATOR VALVES - MMC 103 -Repair or replace radiator valves as needed.
36. MECHANICAL - RUN A/C CONDENSATE DRAIN - MMC 307.2 -Run condensate drain from A/C unit coil in basement to an approved location and secure as needed.
37. MECHANICAL - SEPARATE FORCED WARM AIR HEATING SYSTEM - MMC 918.8 -A forced warm air heating system may only serve one dwelling unit. Dwelling separation is required.
38. MECHANICAL - VENT CLOTHES DRYER TO CODE - MFGC 613.1 & MMC 604.1 -Vent clothes dryer to code.
39. MECHANICAL - REPLACE HEATING REGISTERS - MMC 103 -Repair and/or replace heating registers as necessary.
40. PLUMBING - 1ST FLOOR -GAS PIPING - MMC 103 -Replace all corroded gas piping.
41. PLUMBING - 1ST FLOOR -LANDRY TUB/CLOTHES WASHER BOX/STANDPIPE - MPC .0100 E & 901 -Install a proper fixture & vent to code.
42. PLUMBING - 1ST FLOOR -LAUNDRY TUB/CLOTHES WASHER BOX/STANDPIPE - MPC .0100 P & Q & 419.2 -Install the water piping to code.
43. PLUMBING - 1ST FLOOR -LAUNDRY TUB/CLOTHES WASHER BOX/STANDPIPE - MPC 301.1 -Repair/replace the fixture that is missing, broken or has parts missing.

44. PLUMBING - 1ST FLOOR -LAUNDRY TUB/CLOTHES WASHER
BOX/STANDPIPE - MPC 301.1 -Repair/replace the faucet that is missing, broken or has parts missing.
45. PLUMBING - 1ST FLOOR -LAUNDRY TUB/CLOTHES WASHER
BOX/STANDPIPE - MPC .0100 B -Install the correct code compliant materials and piping.
46. PLUMBING - 1ST FLOOR -LAUNDRY TUB/CLOTHES WASHER
BOX/STANDPIPE - MPC .0100 B -Provide the proper potable water protection for the faucet spout.
47. PLUMBING - 1ST FLOOR -LAUNDRY TUB/CLOTHES WASHER
BOX/STANDPIPE - MPC 701 -Install the waste piping to code.
48. PLUMBING - 1ST FLOOR -LAVATORY - MPC .0100 E & 901 -Install a proper fixture & vent to code.
49. PLUMBING - 1ST FLOOR -LAVATORY - MPC 701 -Install the waste piping to code.
50. PLUMBING - 1ST FLOOR -LAVATORY - MC 301.1 -Repair/replace the fixture that is missing, broken or has parts missing.
51. PLUMBING - 1ST FLOOR -SINK - MPC .0100 B -Provide the proper potable water protection for the faucet spout.
52. PLUMBING - 1ST FLOOR -SINK - MPC 1014.1.2 -The grease interceptor must be serviced.
53. PLUMBING - 1ST FLOOR -SINK - MPC .0100 E & 901 -Install a proper fixture & vent to code.
54. PLUMBING - 1ST FLOOR -SINK - MPC 701 -Install the waste piping to code.
55. PLUMBING - 1ST FLOOR -SINK - MPC .0100 P & q & 419.2 -Install the water piping to code.

56. PLUMBING - 1ST FLOOR -SINK - MPC 301.1 -Repair/replace the fixture that is missing broken or has parts missing.
57. PLUMBING - 1ST FLOOR -SINK - MPC 301.1 -Repair/replace the faucet that is missing, broken or has parts missing.
58. PLUMBING - 1ST FLOOR -TOILET - MPC .0100 E & 901 -Install a proper fixture vent to code.
59. PLUMBING - 1ST FLOOR -TOILET - MPC 701 -Install the waste piping to code.
60. PLUMBING - 1ST FLOOR -TOILET - MPC 402.6 -Install the proper flanged fixture connection on a firm base.
61. PLUMBING - 1ST FLOOR -TUB/SHOWER - MPC 301.1 -Repair/replace the fixture that is missing, broken or has parts missing.
62. PLUMBING - 1ST FLOOR -TUB/SHOWER - MPC 409.4 -Install a hot water temperature limiting device, ASSE Standard 1070.
63. PLUMBING - 1ST FLOOR -TUB/SHOWER - MPC 401.1 & 409.2 -Replace the waste and overflow.
64. PLUMBING - 1ST FLOOR -TUB/SHOWER - MPC .0100 E & 901 -Install a proper fixture vent to code.
65. PLUMBING - 1ST FLOOR -TUB/SHOWER - MPC 701 -Install the waste piping to code.
66. PLUMBING - 2ND FLOOR -TUB/SHOWER - MPC 301.1 -Repair/replace the faucet that is missing, broken or has parts missing.
67. PLUMBING - ALL WORK DONE TO CODE UNDER PERMIT - All Plumbing 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.

68. PLUMBING - SOIL/WASTE PIPING - MPC .0100 L M & 708.1 -Plug all open piping and properly pitch all piping.
69. PLUMBING - SOIL/WASTE PIPING - MPC 313 -Install proper pipe supports. -
70. PLUMBING - SOIL/WASTE PIPING - MPC 704 & 706 -Replace all improper connections, transitions, fittings or pipe usage.
71. PLUMBING - SOIL/WASTE PIPING - MPC .0100 M & 418.2 -Replace the floor drain cover or clean out plug.
72. PLUMBING - SOIL/WASTE PIPING - MPC 1017.1 -An oil and flammable waste liquid separator is required.
73. PLUMBING - SOIL/WASTE PIPING - MPC 719.1 -Install a front sewer clean-out. -
74. PLUMBING - SUBSOIL DRAINS & SUMP - MPC 1101.5.2 -Provide a properly secured cover.
75. PLUMBING - SUBSOIL DRAINS & SUMP - MPC 1101.5.3 & 1101.5.5 -Run the subsoil drain sump water to the outside of the building.
76. PLUMBING - SUBSOIL DRAINS & SUMP - MPC 1101.5 & TABLE 701.1 Install the correct code compliant materials and piping.
77. PLUMBING - WATER HEATER - MFGC 503 -Install the water heater gas venting to code.
78. PLUMBING - WATER HEATER - MPC .0100 Q -The water heater must be fired and in service.

79. PLUMBING - WATER METER - MPC 609.11 -Support the water meter to code.
80. PLUMBING - WATER PIPING - MPC 301.1 (3) -Repair or replace all the corroded, broken, or leaking water piping.
81. PLUMBING - WATER PIPING - MPC 610 -Replace all the improperly sized water piping.
82. PLUMBING - WATER PIPING - MPC604 -Replace all the improper fittings and fittings that have improper usage.
83. PLUMBING - WATER PIPING - MPC 603.5.10 -Install a proper backflow assembly or device for the boiler fill water line.
84. PLUMBING - WATER PIPING - MPC 313 -Add the appropriate water pipe hangers.
85. PLUMBING - WATER METER - MPC 609.11 & SPRWS Sec 88.14 -The water meter must be installed and in service.
86. RESIDENTIAL SLEEPING AREAS - PROVIDE CO2 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.
87. THROUGHOUT BUILDING - MAINTAIN IN A CLEAN AND SANITARY CONDITION - SPLC 34.08 (1), 34.34 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.
88. Unit 2 - Radiators - SPLC 34.11 (6), 34.35 (3) - Provide service of heating facility by a licensed contractor which must include a carbon monoxide test. Submit a completed copy of the Saint Paul Fire Marshal's Existing Fuel Burning Equipment Safety Test Report to this office. -There is a report stating that the radiators are not working and there are several radiators that are missing the valve for them.
89. SPLC 39.02(c) - Complete and sign the smoke detector affidavit and return it to this office.

90. SPLC 40.06 - Suspension, revocation and denial. (a) Ground for revocation. The fire code official may, in writing, issue a notice to the owner(s) and known interested parties of the city's suspension or revocation of a fire certificate of occupancy issued under the provisions of this code, or deny an application therefor; (3) If it is found upon inspection of the fire code official that the building or occupancy is in violation of provisions of this or other applicable safety codes, ordinances, rules and regulations:-The Fire Certificate of Occupancy has been revoked due to non-compliance and for not providing access for inspections.

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. # 13552