



CITY OF SAINT PAUL

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Saint Paul, Minnesota 55101-1806

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May 27, 2020

David Malanga  
Sg National Llc  
1185 Sixth Ave 10th Floor  
New York NY 10036-2604

RE: FIRE INSPECTION CODE COMPLIANCE NOTICE  
678 – 680 SNELLING AVE N  
Ref # 13296

Dear Property Representative:

A code compliance inspection of your building was conducted on May 22, 2020 to identify which 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.

#### DEFICIENCY LIST

1. BUILDING - MAKE REPAIRS TO EXTERIOR BRICK & FACADE - 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.  
- The exterior is an older brick building in need of repairs to brick work from the front side on the upper level, west side. Southwest corner has damage on the brick façade on the lower part. Upper west side façade appears to an some bowing.  
The east side wall lower bricks are in various stages of deterioration.
2. BUILDING - REPAIR LEAKING ROOF - SPLC 34.09 (2), 34.33 (1) - Provide and maintained the roof weather tight and free from defects. - There is evidence of water leaking through the roof in several locations. Make repairs to the leaking roof under permit.

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3. BUILDING - REPAIR OR REPLACE DAMAGED INTERIOR WALLS - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. - Repair or replace damaged interior walls throughout the building.
4. BUILDING - REPLACE BROKEN & MISSING CEILING PANELS - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner. - Replace missing and broken ceiling panels throughout the showroom/office areas of this building.
5. BUILDING - REPLACE BROKEN GLASS IN WINDOWS & DOORS - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window glass. - There are several broken glass windows and doors on the east and west sides of the building exterior. Make repairs to all broken glass in windows and doors.
6. ELECTRICAL - PANELS - MSFC 605.1 – Electrical panels - Provide a complete circuit directory at service panel indicating location and use of all circuit to Article 408.4 of the current NEC.
7. ELECTRICAL - PANELS - MSFC 605.1 – Electrical panels - Verify that circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices to Article 240.4 of the current NEC.
8. ELECTRICAL - SERVICE - MSFC 605.1 – Electrical service - 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.
9. ELECTRICAL - MSFC 605.1 & 6 – 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.
10. ELECTRICAL - MSFC 605.1 – 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.
11. ELECTRICAL - MSFC 605.1 – 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.
12. ELECTRICAL - MSFC 605.1 – Throughout/Above suspended ceilings - Remove and/or rewire all illegal, improper or hazardous wiring to the current NEC.
13. ELECTRICAL - SPLC 34 - No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.

14. FIRE - PROVIDE EMERGENCY LIGHTING - MSFC 1104.5.3, 1006.3 - Provide and maintain an approved emergency lighting system. - Provide emergency lighting throughout the exiting system.
15. FIRE - PROVIDE ILLUMINATED EXIT SIGNAGE - MSFC 1104.3, 1011.1 - Provide and maintain approved directional exit signs. - Provide illuminated directional exit signage at all required exits throughout the building.
16. FIRE - PROVIDE OCCUPANCY 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. - Depending on how the space will be used, required occupancy separation must be provided. Submit plans for approval.
17. FIRE - REMOVE EXIT OBSTRUCTIONS - MSFC 1030.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exit path. - Restore exit doors that are sealed by boards or otherwise made inoperable.
18. FIRE - SERVICE ALL 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.-Provide service to all existing fire extinguishers throughout the building. Last service date was 2015.
19. FIRE - PROVIDE 2A10BC FIRE EXTINGUISHERS - MSFC 906.1, MN Stat. 299F.361 - Provide approved fire extinguishers in accordance with the following types, sizes and locations.-Provide a minimum 2A10BC fire extinguisher within 50 feet travel distance from any location in the building.
20. FIRE ALARM SYSTEM - RETURN TO SERVICE/PROVIDE ANNUAL TESTING - MSFC 901.6 - Repair and return the fire alarm system to service.-A fire alarm system was found but unknown if in working service. Provide annual testing of the alarm system and determine if code compliant coverage is installed throughout the building. Repair or replace all defected elements of the system.
21. MECHANICAL - ASBESTOS - MMC 103 Abate or remove friable asbestos. Provide documentation that the work was completed by a state licensed asbestos abatement contractor.
22. MECHANICAL - BATHROOMS - 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 installation.
23. MECHANICAL - BOILER - MMC 1006 - Install boiler pressure relief valve and pipe discharge to within eighteen inches of the floor.
24. MECHANICAL - BOILER - MMC 1005.2 & MPC 4715.1940 - Install back flow preventer on city water fill line to hot water heating system and pipe vent as required.

25. MECHANICAL - BOILER LINES - MMC 103 - Support supply and return piping for heating system according to code.
26. MECHANICAL - BOILER LINES - MMC 1208.1 - Conduct witnessed pressure test on hot water heating system and check for leaks.
27. MECHANICAL - BOILER LINES - MMC 1005.1 - Install isolation valves on boiler supply and return pipes.
28. MECHANICAL - BOILER VENT - MFGC 503 - Replace Unit Heaters /boiler flue venting to code.
29. MECHANICAL - BOILER VENT - MFGC 501.12 - Connect boiler and water heater venting into chimney liner.
30. MECHANICAL - BOILER VENT - MFGC 501.15.4 - Provide adequate clearance from flue vent pipe on furnace/boiler to combustible materials or provide approved shielding according to code.
31. MECHANICAL - COMBUSTION AIR - MFGC - 304 - Provide adequate combustion air and support duct to code.
32. MECHANICAL - GAS PIPING - MMC 103 - Plug, cap and/or remove all disconnected gas lines and unapproved valves.
33. MECHANICAL - GAS PIPING - MFGC 409.1 - Install approved automatic gas valve for Unit Heaters /boiler.
34. MECHANICAL - GAS PIPING - MFGC 409.1 - Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
35. MECHANICAL - GAS PIPING - MFGC - 407 -Provide support for gas lines to code.
36. MECHANICAL - GAS SHUTOFF - MFGC 409.5 - Install approved lever handle manual gas shutoff valve on Unit Heaters /boiler and remove unapproved valves.
37. MECHANICAL - HEATING - SPLC 34.11(6) - Provide heat in every habitable room and bathrooms with at least one exterior wall.
38. MECHANICAL - HEATING - SPLC 34.11 (6) - HEATING REPORT - Clean and Orsat test Unit Heaters /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.
39. MECHANICAL - PERMITS - MMC RULES 1300.0120 - Mechanical permits are required for the above work.

40. MECHANICAL - RADIATORS - MMC 103 - Repair or replace radiator valves as needed.
41. MECHANICAL - RETURN AIR - MFGC 617.5 (1) - Relocate return air intake a minimum of ten feet from furnace flue draft diverter or relocate it to another room.
42. PLUMBING - CONDUCTG WITNESSED TEST ON PIPING - SPLC 34.11(6) MFGC 406.1 Gas Piping. Conduct a witnessed pressure test on the gas piping system.
43. PLUMBING - INSTALL A FRONT SEWER CLEAN-OUT - SPLC 34.11(1) MPC 719.1 Soil/Waste Piping. Install a front sewer clean-out.
44. PLUMBING - INSTALL PIPING TO WATER HEATER TO CODE - SPLC 34.11(5) MPC 501 Install the water piping for the water heater to code.
45. PLUMBING - INSTALL PROPER FIXTURE/VENT TO CODE - SPLC 34.11(1) MPC .0100 E & 901 Lavatory. Install a proper fixture and vent to code.
46. PLUMBING - INSTALL PROPER FIXTURE/VENT TO CODE - SPLC 34.11(1) MPC .011 E & 901 Toilet. Install a proper fixture and vent to code.
47. PLUMBING - INSTALL PROPER FLANGED FIXTURE CONNECTION - SPLC 34.11(1) MPC 402.6 Toilet. Install the proper flanged fixture connection on a firm base.
48. PLUMBING - INSTALL WAST PIPING TO CODE - SPLC 34.11(1) MPC 701 Toilet. Install the waste piping to code.
49. PLUMBING - INSTALL WASTE PIPING TO CODE - SPLC 34.11(1) MPC 701 Lavatory. Install the waste piping to code.
50. PLUMBING - INSTALL WATER HEATER VENTING TO CODE - SPLC 34.11(5) MFGC 503 Install the water heater gas venting to code.
51. PLUMBING - INSTALL WATER PIPING TO CODE - SPLC 34.11(1) MPC .0100 P & Q & 419.2 Toilet. Install the water piping to code.
52. PLUMBING - INSTALL WATER PIPING TO CODE - SPLC 34.11(1) MPC .0100 P & Q & 419.2 Lavatory. Install the water piping to code.
53. PLUMBING - PLUG OPENINGS/PITCH ALL PIPES - SPLC 34.11(1) MPC .0100L&M & 708.1 Soil/Waste Piping. Plug all open piping and properly pitch all piping.
54. PLUMBING - PLUG OR CAP RAIN LEADERS - SPLC 34.11(1) MPC .0100 L & M & 708.1 Rain Leaders. The rain leaders must be properly plugged or capped to code.
55. PLUMBING - PROVIDE 1-INCH WATER LINE - SPLC 34.11(1) SPRWS 93.07 Water Piping. Provide a 1-inch water line to the first major take-off.

56. PLUMBING - PROVIDE ADEQUATE COMBUSTION AIR FOR APPLIANCE - SPLC 34.11(5) MFG301 Provide adequate combustion air for the gas burning appliance.
57. PLUMBING - PROVIDE CHIMNEY LINER - SPLC 34.11(5) MFGC 501.12 The water heater venting requires a chimney liner.
58. PLUMBING - PROVIDE LAWN HYDRANT BACKFLOW PREVENTERS - SPLC 34.11(1) MPC 603.5.7 Lawn Hydrants. The lawn hydrants require a backflow preventer.
59. PLUMBING - PROVIDE PIPING TO ALL FIXTURES & APPLIANCES - SPLC 34.11(1) MPC .0100 L&M & 708.1 Water Piping. Provide water piping to all fixtures and appliances.
60. PLUMBING - REMOVE DISCONNECTED LINES AND UNAPPROVED VALVES - SPLC 34.11(6) MMC 103 Gas Piping. Remove all disconnected gas lines and unapproved valves.
61. PLUMBING - REPAIR/REPLACE FIXTURE - SPLC 34.11(1) MPC 301.1 Toilet. Repair/replace the fixture that is missing, broken or has parts missing.
62. PLUMBING - REPAIR/REPLACE LAWN HYDRANTS - SPLC 34.11(1) MPC 301.1 Lawn Hydrants. Repair or replace the lawn hydrants that are broken or have parts missing.
63. PLUMBING - REPLACE CORRODED GAS PIPING - SPLC 34.11(6) MMC 103 Gas Piping. Replace all corroded gas piping.
64. PLUMBING - REPLACE IMPROPERLY SIZED PIPING - SPLC 34.11(1) MPC 610 Water Piping. Replace all the improperly sized water piping.
65. PLUMBING - REPLACE/REPAIR WATER PIPING - SPLC 34.11(1) MPC 301.1(3) Water Piping. Repair or replace all the corroded, broken, or leaking water piping.
66. PLUMBING - SEPARATE RAIN LEADERS FROM SANITARY SEWER - SPLC 34.11(1) MPC 1101.1 Rain Leaders. The rain leaders must be separated from the sanitary sewer.
67. PLUMBING - SERVICE VALVES INSTALLED TO CODE - SPLC 34.11(4) MPC 606.2 Water Meter. The service valves must be functional and installed to code.
68. PLUMBING - WATER HEATER MUST BE IN SERVICE - SPLC 34.11(5) MPC .0100Q- The water heater must be fired and in service.
69. MSFC 605.1 - Remove unapproved exposed wiring and install in accordance with the electrical code. This work may require a permit(s). Call DSI at (651) 266-9090. - Connect and cap or remove the exposed wiring in multiple location in showroom where display fixtures have been removed.

70. Ext. Door SPLC 34.09 (3), 34.33 (3) - Repair and maintain the door in good condition.
71. SPLC 34.09 (1) b,c, 34.33 (1) b, c - 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.
72. SPLC 34.08 (1), 34.31 (1) - All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces.
73. SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window glass.
74. SPLC 33.05 - Uncertified portions of the building must not be occupied until inspected and approved by this office. -- Building must be re-certified prior to any re-occupancy, contact DSI at (651)266-8989.

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](mailto: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. # 13296