



CITY OF SAINT PAUL

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May 28, 2020

JEFF CONNELL -ENVIRONMENTAL SERVICES MANAGER
ST PAUL PUBLIC SCHOOLS
1930 COMO AVE
ST PAUL MN 55108USA

FIRE CERTIFICATE OF OCCUPANCY APPROVAL WITH CORRECTIONS

RE: 780 WHEELOCK PKWY W -COMO ELEMENTARY
Ref. # 25068

Dear Property Representative:

Your building was inspected on May 28, 2020 for the renewal of the Fire Certificate of Occupancy and was approved. When the required fee has been paid you will receive your certificate. There are however seasonal or non-life safety deficiencies noted below which must be corrected prior to re-inspection.

The following deficiencies must be corrected immediately. A re-inspection will be made after Monday June 29, 2020.

DEFICIENCY LIST

1. 2501 - 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. -GOING FROM FIRST PORTION OF ROOM INTO SECOND THERE IS A CEMENT LIP (OLD SHOWER ROOM FLOOR) THAT IS A TRIP HAZARD & ACCESS ISSUE. REPAIR/REMOVE. TEACHER STATES SHE CAN NOT BRING HER KIDS IN A WHEELCHAIR TO THIS PORTION OF THE ROOM.
2. CAFETERIA - [B] 1015.2.1 Two exits or exit access doorways. Where two exits or exit access doorways are required from any portion of the exit access, the exit doors or exit access doorways shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the building or area to be served measured in a straight line between exit doors or exit access doorways. Interlocking or scissor stairs shall be counted as one exit stairway. Exceptions: 1. Where interior exit stairways are interconnected by a 1-hour fire-resistance-rated corridor conforming to the requirements of Section 1018, the required exit separation shall be measured along the shortest direct line of travel within the corridor. 2. Where a building is equipped

throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2, the separation distance of the exit doors or exit access doorways shall not be less than one-third of the length of the maximum overall diagonal dimension of the area served. -CODE REVIEW REQUIRED. THE EXIT DOORS DO NOT MEET THE REQUIREMENTS.

3. LOADING DOCK EXIT - SPLC 34.09 (3) 34.33 (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. -NEW STAIRS INSTALLED WITHOUT A HANDRAIL. ALSO OLD HANDRAIL WAS LEFT THAT DOES NOT MEET CODE.

4. POOL EXIT - [B] 1027.5 Access to a public way. The exit discharge shall provide a direct and unobstructed access to a public way. Exception: Where access to a public way cannot be provided, a safe dispersal area shall be provided where all of the following are met: 1. The area shall be of a size to accommodate at least 5 square feet (0.46 m²) for each person. 2. The area shall be located on the same lot at least 50 feet (15 240 mm) away from the building requiring egress. 3. The area shall be permanently maintained and identified as a safe dispersal area. 4. The area shall be provided with a safe and unobstructed path of travel from the building - CODE REVIEW NEEDED: EXTERIOR EXITS LEADS OVER GRATE WITH LONG DROP, OVER GRASS, STEPS OF CONCRETE.

5. TED WORKING ON THIS - MSFC 313.1 - Fueled equipment, including but not limited to motorcycles, mopeds, lawn-care equipment and portable cooking equipment, shall not be stored, operator or repaired within a building.

6. MSFC 1018.4 - Relocate the corridor security gates to eliminate dead-ends over 20 feet.

You have the right to appeal these orders to the Legislative Hearing Officer. Applications for appeals may be obtained at the Office of the City Clerk, 310 City Hall, City/County Courthouse, 15 W Kellogg Blvd, Saint Paul MN 55102 Phone: (651-266-8585) and must be filed within 10 days of the date of this order.

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: Diane.gavin@ci.stpaul.mn.us or call me at 651-266-8942 between 7:30 a.m - 9:00 a.m.

Sincerely,

Diane Gavin
Fire Safety Inspector

Ref. # 25068