



# Chaska Fire Inspections Report

## Inspection Report

Inspection Number: **Inspection Number:** 20240722254  
 Inspection Date: **Inspection Date:** 07/17/2024  
 Inspector Name: **Inspector:** Payne, Jerad

## Facility Information

**Occupant Name:** John Scribante  
**Street Number:** 6301 **Street Name:** Red Cedar **Street Type:** Drive  
**City:** Chaska **State:** MN **Postal Code:** 55318

## Contact

Letter Recipient: **First Name** John **Last Name** Scribante  
 Letter Recipient Phone: **Work Phone** 612-230-3953  
**Letter Recipient Email** js@rmpviking.com  
 Letter Recipient Cell Phone

## Inspection Information

Inspection Type: **Inspection Type:** Inspection - General  
 Inspection Reason: **Reason:** Scheduled

On the inspection date shown above, I conducted a life safety inspection accompanied by the contact listed above on the referenced facility. the following fire code violations were found:

### Violations

Violation Code	Description	Comments
11.16.100 Deficiencies, Standards, And Corrections	<p>A. Built-In Deficiencies Exempt. The following are built-in deficiencies and shall be exempt from compliance with the Code; provided, that such built-in deficiencies were in compliance with a building code at the time of construction and/or do not pose a hazard.</p> <ol style="list-style-type: none"> <li>Ceiling heights. Any existing habitable room with less than a seven and one half (7.5) foot ceiling height shall be considered a built-in deficiency which is beyond reasonable correction.</li> <li>Superficial floor areas. Any existing habitable room of less than ninety (90) square feet shall be considered a built-in deficiency and beyond reasonable correction.</li> <li>Natural light and ventilation. Any existing habitable room with window area less than ten percent (10%) of the floor area shall be considered a built-in deficiency beyond reasonable correction but in no case shall the required natural light and ventilation be less than five percent (5%) of the floor area.</li> </ol> <p>B. Space And Occupancy Standards. No person shall let to another for occupancy any dwelling or dwelling unit, for the purposes of living, sleeping, cooking or eating therein, which does not comply with the following requirements:</p> <ol style="list-style-type: none"> <li>Every dwelling unit shall have a room or portion of a room in which food may be prepared and/or cooked, which shall have adequate circulation area, and which shall be equipped with the following:           <ol style="list-style-type: none"> <li>A kitchen sink in good working condition and properly connected to a water supply system which is approved by the appropriate authority and which provides at all times an adequate amount of heated and unheated running water under pressure, and which is connected to a sewer system approved by the City of Chaska.</li> <li>Cabinets and/or shelves for the storage of eating, drinking, and cooking equipment and utensils and of food that does not in ordinary summer conditions require refrigeration for safe keeping; and a counter or table for food preparation; said cabinets and/or shelves and counter or table shall be of sound construction furnished with surfaces that are easily cleanable and that will not impart any toxic or harmful effect to food.</li> <li>A stove, or similar device, for cooking food, and a</li> </ol> </li> </ol>	<p>6. Structurally sound hand rails shall be provided on any steps containing three (3) risers or more. Porches, patios, and/or balconies located more than thirty (30) inches higher than the adjacent area shall have structurally sound protective guardrails.</p> <p>-Front steps on deck needs to have a handrailing installed.          -Garage steps need to have a handrailing.</p>

refrigerator, or similar device, for the safe storage of food at temperatures less than forty-five (45) degrees Fahrenheit but more than thirty-two (32) degrees Fahrenheit under ordinary maximum summer conditions, which are properly installed with all necessary connections for safe, sanitary and efficient operation; provided that such stove, refrigerator, and/or similar devices need not be installed when a dwelling unit is not occupied and when the occupant is expected to provide same on occupancy, and that sufficient space and adequate connections for the safe and efficient installation and operation of said stove, refrigerator and/or similar devices are provided.

2. Within every dwelling unit there shall be a non-habitable room which affords privacy to a person within said room and which is equipped with a flush water closet in good working condition. Said flush water closet shall be equipped with easily cleanable surfaces, be properly connected to a water system that at all times provides an adequate amount of running water under pressure to cause the water closet to be operated properly and shall be properly connected to a sewer system which is approved by the City of Chaska. The room shall have an operable window or mechanical ventilation sufficient to provide the equivalent of five (5) air exchanges per hour.

3. Within every dwelling unit there shall be a lavatory sink. Said lavatory sink may be in the same room as the flush water closet, or, if located in another room, the lavatory sink shall be located in proximity to the door leading directly into the room in which said water closet is located. The lavatory sink shall be in good working condition and properly connected to a water supply system which is approved by the appropriate authority and which provides at all times an adequate amount of heated and unheated running water under pressure, and which is properly connected to a sewer system approved by the appropriate authority. Water inlets for lavatory sinks shall be located above the overflow rim of these facilities.

4. Within every dwelling unit there shall be a room which affords privacy to a person within said room and which is equipped with a bathtub or shower in good working condition. Said bathtub or shower may be in the same room as the flush water closet or in another room and shall be properly connected to a water supply system which is approved by the appropriate authority and which provides at all times an adequate amount of heated and unheated water under pressure, and which is connected to a sewer system approved by the appropriate authority. Water inlets for bathtubs shall be located above the overflow rim of these facilities.

5. Every dwelling unit shall have at least two (2) means of egress leading to safe and open space leading to ground level, and which meet all requirements of Chapter 8 of the Uniform Housing Code. Every dwelling unit in a multiple dwelling shall have immediate access to two (2) or more approved means of egress leading to safe and open space at ground level, or as required by the laws of this state and the City of Chaska. Bedrooms located below the first (1st) floor shall be provided with an exterior door or window of such dimensions as to be used as a means of emergency egress.

6. Structurally sound hand rails shall be provided on any steps containing three (3) risers or more. Porches, patios, and/or balconies located more than thirty (30) inches higher than the adjacent area shall have structurally sound protective guardrails.

7. Each dwelling unit shall have facilities for the safe storage of drugs and household poisons.

8. Access to or egress from each dwelling unit shall be provided without passing through any other dwelling unit.

9. No person shall let to another for occupancy any dwelling or dwelling unit unless all exterior doors and windows of the dwelling or dwelling unit are equipped with appropriate, functioning locking devices.

10. Every foundation, roof, floor, exterior and interior wall, ceiling, inside and outside stair, every porch, and every appurtenance thereto, shall be safe to use and capable of supporting the loads that normal use may cause to be placed thereon; and shall be kept in sound condition and good repair. Every inside and outside stair or step shall have uniform risers and uniform treads.

11. Every foundation, roof and exterior wall, door, skylight and window shall be reasonably weather-tight, water-tight and damp free, and shall be kept in sound condition and good repair. Floors, interior walls and ceilings shall be sound and in good repair. All exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by paint which is not lead-based paint or by other protective covering or treatment. Walls shall be capable of affording privacy for the occupants.

12. Every premises shall be graded, drained free of standing water, and maintained in a clean, sanitary and safe condition.

13. Unless other provisions are made, gutters, leaders and downspouts shall be provided and maintained in good working condition so as to provide proper drainage of storm water.

14. Every window, exterior door and hatchway or similar device shall be so constructed to exclude insects during that portion of the year when there is a need for protection against mosquitoes, flies and other flying insects.

15. Every dwelling, multiple dwelling, rooming house or accessory structure and the premises on which located shall be maintained in a rat-free and ratproof condition.

a. All openings in the exterior walls, foundations, basements, ground or first floors and roofs which have a half-inch diameter or more opening shall be rat proofed in an approved manner if they are within forty-eight (48) inches of the existing exterior ground level immediately below such openings, or if they may be reached by rats from the ground by climbing unguarded pipes, wires, cornices, stairs, roofs, and other items such as trees or vines or by burrowing.

b. All windows located at or near ground level used or intended to be used for ventilation, all other openings located at or near ground level, and all exterior doorways which might provide an entry for rats, shall be supplied with adequate screens or such other devices as will effectively prevent the entrance of rats into the structure.

c. All sewers, pipes, drains or conduits and openings around such pipes and conduits shall be constructed to prevent the ingress or egress of rats to or from a building.

d. Interior floors of basements, cellars and other areas in contact with the soil shall be rat proofed in an approved manner.

e. Materials stored, in accordance with the City's zoning ordinance, outside the dwelling shall be stacked and elevated so that there will be at least an eighteen (18) inch opening between the material and the ground level so as to prevent the creation of a rat harborage area. Exceptions to the eighteen (18) inch opening between the material and ground level shall be wood and composting piles. No stacking or piling of material shall take place against the exterior walls of the structure.

f. Any materials used for rat proofing shall be acceptable to the Building Official.

16. All fences shall be constructed of approved fencing material, shall be maintained in good condition and shall not create a harborage for rats. Wood materials shall be protected against decay by use of paint which is not lead-based paint or by other preservative material. The permissible height and other characteristics of all fences shall conform to the appropriate statutes, ordinances, and regulations of the City of Chaska and the State of Minnesota. Wherever any egress from the dwelling opens into the fenced area, there shall be a means of egress from the premises to any public way adjacent thereto.

17. Accessory structures present or provided by the owner, agent, or tenant occupant on the premises of a dwelling shall be structurally sound and be maintained in good repair and free of insects and rats, or such structures shall be removed from the premises. The exterior of such structures shall be made weather resistant through the use of decay-resistant materials or the use of lead-free paint or other preservatives.

18. Every plumbing fixture and all water and waste pipes shall be properly installed and maintained in good sanitary working condition. All waste system clean-out plugs must be easily accessible.

19. Every water closet compartment, bathroom and kitchen floor surface shall be constructed and maintained so as to be

reasonably impervious to water and so as to permit such floor to be easily kept in a clean and sanitary condition.

20. Every plumbing fixture and pipe, every chimney, flue, and smoke pipe, and every other facility, piece of equipment, or utility which is present in a dwelling or dwelling unit, or which is required under this article, shall be constructed and installed in conformance with the appropriate statutes, ordinances and regulations of the City of Chaska and State of Minnesota.

21. No owner, operator, or occupant shall cause any service, facility, equipment or utility which is required under this article to be removed from or shut off from or discontinued from any occupied dwelling or dwelling unit let or occupied by said person; except for such temporary interruption as may be necessary while actual repairs or alterations are in process, or during temporary emergencies when discontinuance of service is approved by the appropriate authority.

22. All construction and materials, ways and means of egress, and installation and use of equipment shall conform with the appropriate statutes, ordinances and regulations dealing with fire protection of the City of Chaska and State of Minnesota.

C. Occupancy Standards. Permissible occupancy of a dwelling unit: The maximum permissible occupancy of any rental dwelling unit shall be determined as follows:

1. Minimum space. For the first two occupants, two hundred twenty (220) square feet of habitable room floor space and for every additional occupant thereof, at least one hundred (100) square feet of habitable room floor space.

2. Maximum occupancy. In no event shall the total number of occupants exceed two (2) times the number of habitable rooms, less kitchen, in the dwelling unit.

3. Occupancy of sleeping rooms. In every dwelling unit of two (2) or more rooms, every room occupied for sleeping purposes shall have the following minimum habitable room floor space: Seventy (70) square feet for one (1) person; ninety (90) square feet for two (2) persons; and the required habitable room floor space shall be increased at the rate of fifty (50) square feet for each occupant in excess of two (2).

D. Structural Requirements. (Reference Chapter 6, Uniform Housing Code).

E. Mechanical Requirements. (Reference Chapter 7, Uniform Housing Code).

F. Exits. (Reference Chapter 8, Uniform Housing Code)

G. Fire Protection. (Reference Chapter 9, Uniform Housing Code).

H. Correction Of Immediate Hazards. No occupancy shall be permitted of any dwelling unit if vacant and an immediate hazard exists. If the dwelling unit is occupied and an immediate hazard exists, immediate corrective action shall be taken by the occupant, owner, agent of the owner or other responsible persons. The dwelling unit may be ordered vacated if no immediate corrective action is taken and the occupant, owner, agent of the owner or other responsible person fails to comply with any order to correct any immediate hazard.

Immediate hazards to health and safety for human occupancy shall include but not be limited to the following:

1. Heating systems that are unsafe due to: burned out or rusted heat exchanges (fire box); burned out or plugged flues; no vent; connection with unsafe gas supplies; lack of proper gauges and relief valves; lack of fuel or use of improper fuel; or incapacity to adequately heat the living space.

2. Water heaters that are unsafe due to: burned out or rusted heat exchanges (fire box); burned out, rusted or plugged flues; no vent; connection with unsafe gas supplies; lack of fuel or use of improper fuel; or lack of temperature and pressure relief valves with proper diverter pipe.

3. Electrical systems that are unsafe due to: dangerous overloading; damaged or deteriorated equipment; improperly taped or spliced wiring; exposed uninsulated wires; distribution systems of extension cords or other temporary methods; ungrounded systems; disconnection of service to the dwelling.

4. Plumbing systems that are unsanitary due to: leaking waste

systems, fixtures and traps; lack of a water closet; lack of washing and bathing facilities; cross connection of pure water supply with fixtures, private well, or sewage lines; or the lack of water.

5. Structural systems, walls, chimneys, ceilings, roofs, foundation and floor systems that will not safely carry imposed loads.

6. Refuse, garbage, human waste, decaying vermin or other dead animals, animal waste, other materials rendering residential buildings and structures unsanitary for human occupancy, including lack of light and air.

7. Infestation of rats, insects and other vermin.

I. Smoke Detectors Required. Smoke detectors shall be required in dwelling units subject to the following criteria:

1. Dwelling units, congregate residences and efficiency units that are used for sleeping purposes shall be provided with smoke detectors. Detectors shall be installed in accordance with approved manufacturer's instructions.

2. When the dwelling unit has more than one story and in dwellings with basements, a detector shall be installed on each story and in the basement, centrally located in corridor providing access to sleeping rooms.

(Ord. No. 568, Sec. 1, 12/19/94)

J. Structural And Life Safety Standards. Compliance with the structural and life safety portions of any housing maintenance inspection required by City Code shall be in accordance with the Building Code in effect at the time of original construction, provided there is no significant danger to health and safety at the time of inspection.

If no building requirements were in effect at the time of construction or the requirements cannot be determined, compliance shall be made to the extent necessary to eliminate significant danger to health and safety.

307.4.3	Portable outdoor fireplaces shall be used in accordance with the manufacturer's instructions and shall not be operated within 15 feet (3048 mm) of a structure or combustible material.	-Fire pit on the deck needs to be removed.  *Tenant sent pictures with the fire pit removed from the deck.
604.5	Extension cords and flexible cords shall not be a substitute for permanent wiring and shall be listed and labeled in accordance with UL 817. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances. Extension cords marked for indoor use shall not be used outdoors.	-Upstairs bedroom to the right of the steps and the right side of the bed has a white multiplug extension cord. Please replace with a power strip with surge protection.  *Tenant removed while on inspection.

### Owner Responsibility

In accordance with the provisions of Minnesota Statute 299F.011, Minnesota State Fire Code, an inspection of the above premises was completed and the following violation(s) and or deficiencies were noted requiring immediate corrective action. Citations may be issued upon failure to comply. It is the responsibility of the owner/occupant to call for inspections and arrange entry. An appeals process is available by statute. Please call the Chaska Fire Inspections Division at 952-548-0398.

### Signatures

Type	First Name	Last Name	Signature Date
Inspector	Jerad	Payne	07/22/2024