



**City of Minneapolis
Community Planning & Economic Development
Construction Code Services Division**

250 South Fourth Street Room 300
Minneapolis, Minnesota 55415
www.minneapolismn.gov/ccs



Spanish- Atención. Si desea recibir asistencia gratuita para traducir esta información, llame 612-673-2700
Somali- Ogow. Haddii aad dooneyso in lagaa kaalmeeyo tarjamadda macluumaadkani oo lacag la' aan wac 612-673-3500
Hmong-Ceeb toom. Yog koj xav tau kev pab lxhais cov xov no rau koj dawb, hu 612-673-2800
English- Attention. If you need this material in an alternate format, have questions, are deaf or hard-of-hearing, please call 612-673-3000.
TTY: 612-673-2626 or 612-673-2157

24-MAY-16

RFS #: 16-1178082

SPACE UNLIMITED, LLC
ATTN: ZEV OMAN, REGISTERED AGENT
2400 STEVENS AVE
MINNEAPOLIS, MN 55404

NOTICE OF ORDINANCE/CODE VIOLATIONS

Project Address: 1313 CHESTNUT AVE W

On 23-MAY-16, an inspection of the premise and/or review of permits for the project address above, disclosed conditions that are in violation of the Minneapolis Code of Ordinances(MCO) and/or Minnesota State Building Code(MSBC) as defined in Minnesota Rules, Chapter 1300 Section 1300.0050 and adopted by MCO chapter 85 Section 85.20

(CCS 199) The following work was found to be in violation of the Minneapolis Code of Ordinances(MCO) and/or the noted sections of the Minnesota State Building Code(MSBC).

INSPECTOR'S ORDERS: Correct the following:

****UNLAWFUL OCCUPANCY-PER MCO 85.20 & MN RULES 1300.0220-NO BUILDING OR STRUCTURE SHALL BE USED OR OCCUPIED, AND NO CHANGE IN EXISTING CLASSIFICATION OF A BUILDING, STRUCTURE OR PORTION OF A BUILDING...SHALL BE MADE UNTIL THE BUILDING OFFICIAL HAS ISSUED A CERTIFICATE OF OCCUPANCY.**

****ARCHITECTURAL PLANS AND PERMITS (BLDG/MECH/PLBG) PEQUIRED.**

****ZONING AND PLAN REVIEW APPROVAL REQUIRED**

****NOTE: SUBMIT PLANS AND CODE ANALYSIS BY A REGISTERED DESIGN PROFESSIONAL TO OBTAIN A PERMIT TO CONVERT ENTIRE STRUCTURE FROM WAREHOUSE TO PROPOSED DESIGNED OCCUPANCY IS REQUIRED. ANY AND ALL INDIVIDUAL SPACES NOT INCLUDED UNDER STRUCTURE CHANGE OF OCCUPANCY PLANS AND PERMIT WILL REQUIRE SEPARATE PLANS, PERMITS AND ADDITIONAL CERTIFICATES OF OCCUPANCY.**

****FAILURE TO COMPLY WITH THIS ORDER WILL RESULT IN THE PROPERTY BEING PLACARDED FOR UNLAWFUL OCCUPANCY AND DATE TO VACATE.**

DUE DATE: 23-JUN-16

Failure to Comply With Order(s) on or before the due date

- **Can cause civil and/or criminal legal action to be taken**
per MCO Chapter 2 Sections 2.10, 2.20, 2.30 and 2.40 and/or MSBC Chapter 1300 Section 1300.0150
- **May result in a re-inspection fee** per MCO Chapter 95 Section 91.55
- **Note-** You **may** be eligible for an extension of the due date provided you complete the enclosed extension request form justifying your request and mail or fax in the application. Extension requests must be received prior to the due date.

An **immediate** response is required to ensure compliance by the due date. Please refer to the enclosed handout(s) for additional information that will be beneficial. If you are not the owner/agent or contractor responsible for this property/project or feel this order has been sent to you in error, notify your inspector. We appreciate your prompt attention and compliance with this order.

Your Right to Appeal

Requests for Service (RFS) orders may be appealed to the building official. Appeals must be received within fourteen (14) days of the date of the order. Appeals shall be in writing on the enclosed form. Supporting information shall be included with the application. The official receipt date of the appeal shall be when all required information has been received. The building official shall act upon an appeal within thirty (30) days of the official receipt date. Appeals form can also be found online at www.minneapolismn.gov/ccs/.

Any order or other determination written for emergency situations where public health or safety is a concern, as determined by the building official, is not subject to this appeal process. Anyone aggrieved by such a determination shall have the rights afforded them by due process of law.

Please call or e-mail me if you have questions, concerns or need assistance in understanding this order. Thank you!

DENISE SANDBERG, ASST. SUP B I

Construction Code Services

Phone: (612) 673-5893

E-mail: denise.sandberg@minneapolismn.gov

COPY SENT TO: SPACE UNLIMITED, LLC, KRISTI OMAN, REGISTERED MGR., 100 FRANKLIN AVE W, MINNEAPOLIS 55404 AND CC EMAIL-DAVID B OND, DOUG DETERMAN, STEVE POOR, GRANT WILSON, BRAD ELLIS

**IMPORTANT INFORMATION FOR RENTAL PROPERTY OWNERS/MANAGERS/CONTACTS
PLEASE READ CAREFULLY**

If this property is residential rental, this letter serves as the Director's Determination of Non-Compliance for failure to meet the rental license standard per Minneapolis Code of Ordinances 244.1910(17), 244.1930. Failure to correct this violation and/or a repeat of this violation at any rental dwelling in which the owner has an ownership interest, related to required permits, shall result in the revocation, denial, non-renewal, or suspension of the license or provisional license pursuant to 244.1940 of the Code, for the rental dwelling where the second violation occurred. If the City Council denies, revokes, or suspends the licenses, the affected dwellings therein must be vacated and shall not be re-occupied until a new license is granted by the City Council.

Inspections has FREE PARKING for our customers!

Parking is available directly to the north of the Public Service Center. Enter parking lot from 3rd Street. Then enter front door of building at corner of 3rd Ave and 4th Street. Bring your ticket from the parking lot to the service counter on third floor and receive a validated parking token. Up to two hours free with token. Parking costs \$15.00 dollars without a token.

