



CITY OF SAINT PAUL

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St Paul, Minnesota 55101-1806

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May 21, 2021

Quality Residences
923 PAYNE AVE
ST PAUL MN 55130USA

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 807 AURORA AVE
Ref. # 102479

Dear Property Representative:

Your building was inspected on May 20, 2021, for the renewal of the Certificate of Occupancy. Since you have failed to comply with the applicable requirements, it has become necessary to revoke the Certificate of Occupancy in accordance with Section 40.06 of the Saint Paul Legislative Code. **A reinspection will be made on July 1, 2021 at 10:00 am or the property vacated.**

The Saint Paul Legislative Code further provides that no building shall be occupied without a Certificate of Occupancy. Failure to immediately complete the following deficiency list or the building vacated may result in a criminal citation.

DEFICIENCY LIST

1. Exterior - Fence - SPLC 34.08(5), 34.32(3) - All accessory structures including, but not limited to, detached garages, sheds and fences shall be maintained structurally sound and in good repair. Provide and maintain exterior unprotected surfaces painted or protected from the elements.
2. Exterior - Screen Door - SPLC 34.09 (4), 34.32 (3) - Repair and maintain the door latch.
3. Exterior - SPLC 34.09 (4), 34.33 (3) - Provide or repair and maintain the window screens, where broken or missing.
4. Exterior - SPLC 34.08 (3) - Provide and maintain suitable ground cover on all exterior areas to control erosion.

5. Exterior - Front retaining wall - SPLC 34.08(5), 34.32(3) - All accessory structures including, but not limited to, detached garages, sheds and fences shall be maintained structurally sound and in good repair. Provide and maintain exterior unprotected surfaces painted or protected from the elements. -Replace or repair the front retaining wall
6. Exterior - 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. -Repair/ replace the broken portion of the soffit. Replace all rotting portions of wood around the windows.
7. Interior - MSFC 308.1.2 - No person shall throw or place, or cause to be thrown or placed, a lighted match, cigar, cigarette, matches, or other flaming or glowing substance or object on any surface or article where it can cause an unwanted fire. -Discontinue putting incense in holes on the woodwork and only use with an approved appliance.
8. Interior - SPLC 34.10 (6), 34.34 (5) - Exterminate and control insects, rodents, or other pests. Provide documentation of extermination.
9. Interior - SPLC 34.16 (2) - Properly dispose all your garbage in the owner-provided containers. -Advise tenant to properly dispose of their trash in a timely manner. Trash throughout kitchen and exterior.
10. Interior - Back room - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner. -Remove old/dirty carpet in room off of kitchen and replace with an approved floor surface.
11. Interior - Basement - MSFC 315.3 - Provide and maintain orderly storage of materials. - Clean and organize storage material in the basement.
12. Interior - Basement - 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. -Remove the gas-powered lawn mower from the basement.
13. Interior - Basement - SPLC 34.08 (1), 34.34 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition. -Clean piles of dirt off the basement floor. Clean the walls covered in ketchup and food.
14. Interior - Basement stairwell - SPLC 34.10 (3), 34.34(2) - Repair or replace the unsafe stairway in an approved manner. -Fix broken stair treads along basement stairs.
15. Interior - Kitchen - SPLC 34.10 (7) - Repair and maintain the cabinets in an approved manner. -Fix kitchen cabinets where broken or missing.

16. Interior - Throughout - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring. -Stop using an extension cord as a continuous power source.

17. Interior - Throughout - SPLC 34.33 (3) - Repair and maintain the doors in good condition. -Maintain all doors in the house, Basement door-missing knob, bedroom doors either not on hinges or attached to frame.

18. Interior - Throughout - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped. -Put light globes on all light fixtures where missing.

19. Interior - Upper Bathroom - SPLC 34.14 (2) c - Repair or replace the duplex convenience outlet with ground fault protection within 3 feet of the basin on an adjacent wall in all bathrooms. This work may require a permit(s). Call DSI at (651) 266-8989. -Fix GFCI in upstairs bathroom.

20. SPLC 39.02(c) - Complete and sign the smoke detector affidavit and return it to this office.

Saint Paul Legislative Code authorizes this inspection and collection of inspection fees. For forms, fee schedule, inspection handouts, or information on some of the violations contained in this report, please visit our web page at: <http://www.stpaul.gov/cofo>

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.

If you have any questions, email me at: Jack.Toeller@ci.stpaul.mn.us or call me at 651-266-8950 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Jack Toeller
Fire Inspector

Ref. # 102479