



August 15, 2022

John Starr  
2845 Bridgeview Terr  
Eagan MN 55121-1132

## **Revocation of Fire Certificate of Occupancy and Order to Vacate**

RE: 568 SMITH AVE S  
Ref. # 117359

Dear Property Representative:

Your building was inspected on August 12, 2022, 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 September 16, 2022 at 1:00PM 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. Attic - SPLC 34.14(1) - Provide and maintain light and ventilation in all habitable rooms in accordance with the building code in effect at the time of construction or as altered/modified under an approved building permit. **Bathroom vent is not venting outside.**
2. Basement and attic - MSFC 604.6 - Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes. **Basement - above play area. Attic - north side**
3. Basement and attic - MN Stat. 299F.362, MSFC 1103.8 - Immediately provide and maintain a smoke alarm. **Basement - hardwired smoke alarm missing.**
4. Check all - SPLC 34.09 (4), 34.33 (3) -All screens shall be maintained in a professional state of maintenance and repair.

5. Exterior - East side - SPLC 34.09 (1)(2)(a), 34.33 (1)(b) - 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. **Siding missing on the east side of the building and brick on the east stairs.**
6. Exterior - Retaining walls - 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. **Retaining walls - west side retaining wall blocks falling and missing, north side retaining wall leaning and has a large hole.**
7. Exterior - 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. **Provide a structural analysis by structural engineer on the condition of the garage. The block walls are deteriorated and bowing inwards on the south and west sides.**
8. Exterior - SPLC 34.09 (3), 34.33(2) - Repair or replace the unsafe stairways, porch, decks or railings in an approved manner. Every outside stair, porch and deck shall be constructed safely and shall be capable of supporting imposed loads as determined in the building code and shall be kept in a professional state of maintenance and repair with proper anchorage. This work may require a permit(s). Call DSI at (651) 266-8989. **Front and rear steps to the building have broken blocks and the rear steps to the yard are damaged. The front hand railing is falling over.**
9. Living room - MSFC 1103.8.1 Replacement of smoke alarms. Single- and multiple station smoke alarms shall be replaced when: They exceed 10 years from the date of manufacture. Smoke alarms shall be replaced with smoke alarms having the same type of power supply.
10. Living room - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner. **Repair water damaged portion of the ceiling.**
11. South sleeping room - SPLC 34.10 (1), 34.34 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.

12. South sleeping room closet - Closet - MSFC 604.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.-  
**Light fixture broken and hanging from ceiling.**
13. 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: [travis.almsted@ci.stpaul.mn.us](mailto:travis.almsted@ci.stpaul.mn.us) or call me at 651-266-8977 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Travis Almsted  
Fire Safety Inspector II

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