



CITY OF SAINT PAUL

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June 23, 2022

Howard Henry  
933 PAYNE AVE  
ST PAUL MN 55130USA

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

RE: 933 PAYNE AVE  
Ref. # 11934

Dear Property Representative:

Your building was determined to be a registered vacant building on June 21, 2022. Since certificates are for the occupancy of buildings, it has become necessary to revoke the Certificate of Occupancy.

Saint Paul Legislative Code provides that no building shall be occupied without a Certificate of Occupancy. In order to re-occupy the building, the following deficiencies (if applicable) must be corrected and a complete Certificate of Occupancy inspection will be required.

### DEFICIENCY LIST

1. Exterior - SPLC 34.09 (4), 34.33 (3)- Repair and maintain the window in good condition. All windows shall be maintained in accordance with the building code in effect at the time of construction or as altered/modified under an approved building permit. *Remove the OSB that was placed over the windows for security.*
2. Exterior - MSFC 505.1 - Provide address numbers on building.
3. Exterior - 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. *Repair the crack in the wall on the Payne Ave side.*
4. Exterior - SPLC 34.09 (4) a, 34.33 (3) a - Repair and maintain the window glass. Windows shall be fully supplied with window panes which are without open cracks or holes. *Repair all windows that have broken glass.*
5. Interior - SPLC 34.19 - Provide access to the inspector to all areas of the building.

6. Interior - MSBC -Section 105.1 - Permits Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Work being done requires a permit. *The representative admitted to adding rooms, providing electrical fixtures, and running wire to them. There also have been bathrooms and mechanical equipment added since the last inspections. Provide permits for this work and for the change of use.*
7. Interior - MSFC 1008, SPLC 34.14 (2)d, SPLC 34.35 (5b) - Provide and maintain illumination in all portions of the exit system. *The emergency exit lights are not working, have a licensed electrician repair or replace.*
8. Interior - MSBC 1300.022 Subp. 3 - The occupancy group or use division of this building has been changed from that previously approved. Discontinue the unapproved occupancy or use or contact the Building Official at 651-266-8989 with your code analysis and to comply with requirements for approved occupancy. ***The new owners would like to use the building as a church and is currently approved as a S-1, M, type of occupancy. Provide an architectural prints and documentation to be reviewed to open the appropriate permits to complete the change of use.***
9. Interior - MSFC 901.6 - Provide required annual maintenance of the fire extinguishers by a qualified person and tag the fire extinguishers with the date of service.
10. Interior - MMC 1346.0103 - Mechanical systems, both existing and new, and parts of those systems, shall be maintained in proper operating condition in accordance with the original design and in a safe and sanitary condition. Devices or safeguards which are required by this code shall be maintained in compliance with the code edition under which they were installed. *Repair the exhaust of the heating unit in an approved manner.*

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: [brian.schmidt@ci.stpaul.mn.us](mailto:brian.schmidt@ci.stpaul.mn.us) or call me at 651-266-8981 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Brian Schmidt  
Fire Safety Inspector

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