



CITY OF SAINT PAUL

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January 19, 2022

Victor Nenghimobo Clement  
3931 Princeton Trail  
Eagan MN 55123-2536

## **CORRECTION NOTICE - COMPLAINT INSPECTION**

RE: 467 IVY AVE E  
Ref. # 114098

Dear Property Representative:

An inspection was made of your building on January 18, 2022 in response to a referral. You are hereby notified that the following deficiency list must be corrected immediately.

**A reinspection will be made on February 18, 2022 at 1:00 pm.**

Failure to comply may result in a criminal citation or revocation of the Certificate of Occupancy. The Saint Paul Legislative Code requires that no building shall be occupied without a Certificate of Occupancy. The code also provides for the assessment of additional reinspection fees.

### DEFICIENCY LIST

1. 1st Level - MN Stat. 299F.362, MSFC 1103.8 - Immediately provide and maintain a smoke alarm located outside each sleeping area.
2. 1st Level - MN Stat. 299F.51 - Immediately provide and maintain an approved Carbon Monoxide Alarm in a location within ten (10) feet of each sleeping area. Installation shall be in accordance with manufacturer's instructions.
3. 1. SPLC Sec. 40.01. - Fire certificate of occupancy requirement
  - (a) All existing buildings in the city are required to have and maintain a fire certificate of occupancy, issued by the department of safety and inspections. The fire certificate of occupancy shall be an indication that the building meets, at the time of inspection, all relevant codes to maintain the health, safety and welfare of the building's occupants and the general public.

(b) Provisional fire certificate of occupancy. When an owner-occupied dwelling change to a rental dwelling unit, the owner of the dwelling must submit a completed application for a provisional certificate of occupancy, a completed owner's self-evaluation affidavit and pay the fee for a provisional certificate of occupancy within thirty (30) days of the change in use.

Under SPLC 40.03, owner and owner-occupied is defined as:

**Owner.** The person, firm, corporation or other entity listed in the records on file in the recorder's office as holding fee title to the building. For purposes of notice only, "owner" includes the owner's authorized agent or other person in control of the premises.

**Owner-occupied.** Dwellings which are the principal residence of the owner of record of the building and in which the owner resides. "Owner," for the purposes of this definition, means a natural person and does not include a corporation, partnership, or other entity.

Per these definitions, a Fire Certificate of Occupancy is required for the property.

**Apply for a Fire Certificate of Occupancy, have the property vacated, or convert the property to an owner-occupied status by February 18, 2022.**

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 the original orders.

If you have any questions, email me at: [Brian.Ganzel@ci.stpaul.mn.us](mailto:Brian.Ganzel@ci.stpaul.mn.us) or call me at 651-266-8944 between 7:30 a.m. - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Brian Ganzel  
Fire Safety Inspector  
Ref. # 114098