



CITY OF SAINT PAUL

375 Jackson Street, Suite 220
St Paul, Minnesota 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-9124
Web: www.stpaul.gov/dsi

February 2, 2022

Pinpoint Homes LLC
2900 WASHINGTON AVE N
ST PAUL MN 55411 USA

RE: RE-INSPECTION FIRE CERTIFICATE OF OCCUPANCY WITH DEFICIENCIES
608 WELLS ST
Ref. # 104293

Dear Property Representative:

Your building was re-inspected for the Fire Certificate of Occupancy on November 4, 2021. Approval for occupancy will be granted upon compliance with the following deficiency list. The items on the list must be corrected immediately.

A reinspection is re-scheduled for March 2, 2022 at 2:00 PM.

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

DEFICIENCY LIST

1. Documentation - SPLC Chapter 40.04 (b) Information and application. Owners of all buildings subject to the fire certificate occupancy requirement shall apply for a fire certificate of occupancy. The application shall include, at a minimum, the following information: (2) The name, address and twenty-four (24) hour telephone numbers of the owner(s); (3) The name, address and telephone numbers of the property manager(s) or responsible party.

Fill out the change of ownership/responsible party documentation so that correspondence for the property from the city is delivered in a timely manner to the persons responsible for the property. This document has been provided to ownership on two occasions via emails from this inspector. Property ownership has delayed, indicating they will change the responsible party, but failed to show up for two scheduled appointments which were charged as no shows for the inspection appointments. Former property management company is listed as both property owner and responsible party for the property.

2. Exterior - Awning for Second Floor Entrance - SPLC 34.09 (2), 34.33 (1) - Provide and maintained the roof weather tight and free from defects.
Eave repairs to the awning at the top of the stair.
3. Exterior - Front Entry Stair - SPLC 34.09 (3), 34.33(2) - Repair or replace the unsafe stairways, porch, decks or railings in an approved manner. This work may require a permit(s). Call DSI at (651) 266-8989.
Repair the deteriorated stairway so that the handrail does not fail.
4. Exterior - Garage Trim and Doors - 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.
5. Exterior - Window Frames - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window frame.
Paint the exposed wood at the window frames.
6. Interior - Basement - MSFC 1103.8.1 Replacement of smoke alarms. Single- and multiple station smoke alarms shall be replaced when(1) They fail to respond to operability tests; (2) They exceed 10 years from the date of manufacture. Smoke alarms shall be replaced with smoke alarms having the same type of power supply.
Smoke detector is too old to be in service.
7. Interior - Basement - MSBC Chapter 1300.0120 Permits. Subpart 1. Required. An 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 gas, mechanical, electrical, plumbing system, or other equipment, the installation of which is regulated by the code; or cause any such work to be done, shall first make application to the building official and obtain the required permit.
1. Clothes dryer electrical outlet installation in basement (wiring dated to 8/22/2018).
2. Clothes dryer duct work installation.
3. Sump pump installation in basement (piping dated back to 6/02/2018).
A review of the property and building history finds no permit from a licensed contractor for the above-referenced work requiring a permit.
8. Interior - Outside Sleeping Room(s) - MN State Statute 299F.50 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.
9. Interior - Second Floor Kitchen - NEC 400.10 - Provide strain relief for the cords so that tension will not be transmitted to joints or terminals.
Refrigerator cord is strained to plug into wall. Provide an additional outlet for refrigerator or have an electrician wire a longer plug for the refrigerator. Invoice for electrical work required.

10. Interior - Second Floor Kitchen Microwave - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.
11. Interior - Second Floor Kitchen Range Hood - SPLC 34.12 (2), SPLC 34.36 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition to properly and safely perform their intended function in accordance with the provisions of the applicable code.
Missing pieces: screen and what holds screen in place.
12. Interior - Second Floor Living Room - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.-
Being used as a sleeping room at inspection, batteries in unit failed.
13. Interior - Second Floor Unit Kitchen - NEC 440.13 - For cord-connected equipment such as: room air conditioners, household refrigerators and freezers, drinking water coolers, and beverage dispensers, a separable connector or an attachment plug and receptacle shall be permitted to serve as the disconnecting means. The appliance must plug directly into a permanent outlet.
Kitchen has an air conditioner plugged into a surge protector.
14. Interior - See Comments - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.
Second Floor Sleeping Room: Outlet is blackened. Electrician to verify this is installed and repaired to work properly.
Basement light fixture cracked and has an ungrounded electrical plug in the bulb socket.
Invoice for electrical work required.
15. 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 the original orders.

If you have any questions, email me at Laura.Huseby@ci.stpaul.mn.us or call me at 651-266-8998 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Laura Huseby
Fire Safety Inspector

Ref. # 104293

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