



February 17, 2023

Curtis E Persson
29138 King Rd
Browerville MN 56438

CORRECTION NOTICE - RE-INSPECTION COMPLAINT

RE: 1436 SNELLING AVE N
Ref. #

Dear Property Representative:

A re-inspection was made on your building on February 17, 2023, in response to a complaint. You are hereby notified that the following deficiencies must be corrected prior to re-inspection date. A reinspection will be made in accordance with a deadline once determined from appeal process. Inspection was made per currently ongoing legislative appeal process.

Failure to comply may result in a criminal citation or the 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. **2nd Floor - Ceiling** - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner. - *Repair damaged areas of ceiling.*
2. **2nd Floor - Rear Doorway** - SPLC 34.10 (3), 34.34(2) - Every stairway, porch, balcony, or deck shall have guardrails. - *Provide approved guardrail at doorway that opens directly to exterior or permanently affix the door closed.*
3. **Basement - Electrical** - MSFC 604.6 - Open junctions boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes. - *Remove or repair the exposed open spliced wiring in area on wall near electrical panel. Remove light fixture at bottom of stairway that is screwed to the wall without a junction box.*

4. **Basement - Electrical** - MSFC 604.1 - Remove unapproved exposed wiring and install in accordance with the electrical code. This work may require a permit(s). Call DSI at (651) 266-8989. - *Remove the unapproved wiring in basement where romex cable is wired to plug to energize basement lights.*
5. **Basement - Room near Bottom of Stairs** - MSFC 1030.1 - Provide and maintain an approved escape window from each sleeping room or area, or discontinue use of area as a sleeping room. This work may require permit(s). Call DSI at (651) 266-8989. - *Remove bed from basement room that has no egress window. Room was arranged as bedroom at time of inspection but tenant reports room is not being used.*
6. **Basement - Stairway** - SPLC 34.10 (3), 34.34(2) - Every stairway, porch, balcony, or deck shall have guardrails. - Provide guardrail along open side of basement stairway.
7. **Basement - Storage** - MN Stat 299F.18 - Immediately remove and discontinue excessive accumulation of combustible materials. - *Reduce combustible storage in basement and provide orderly storage of remaining materials.*
8. **Basement - Storage** - MSFC 603.5.3 - Provide clearance around all mechanical equipment.
9. **Basement - Utility Sink** - SPLC 34.11 (1), MSBC 2902.1, SPLC 34.35 (1), MPC 301.1 - Repair or replace and maintain all parts of the plumbing system to an operational condition. - *Repair utility sink which is loose and not secured to floor, Repair faucet on utility sink which is dripping.*
10. **Certificate of Occupancy** - SPLC 310.02 - Use of this property does not conform to licensing ordinance. Discontinue unlicensed use or call DSI/Licensing at (651) 266-8989 to obtain a license. *Discontinue: Use as a rental, or apply for a provisional certificate of occupancy.*
11. **Exterior - Electrical Service** - MSFC 604.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989. - *Repair damaged elbow fitting with exposed wiring at the electrical service entry to building on exterior at the bottom of the mast.*
12. **Exterior - Front** - MSFC 604.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989. - *Replace damaged light fixture at front entryway, bulb socket is damaged and hanging by wires.*
13. **Exterior - Front** - SPLC 34.09 (3) 34.33 (2) - Provide an approved handrail. Every required handrail and guard shall be firmly fastened and capable of supporting imposed loads and shall be maintained in a professional state of maintenance and repair and in accordance with the building code in effect at the time of construction

or as altered/modified under an approved building permit.-*Provide approved handrail at front entry stairway.*

14. **Exterior - Front** - 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. - *Repair damaged front exterior stairway including loose guardrail and damaged stair treads.*
15. **Exterior - Front** - SPLC 34.14 (2) d - Exterior exits and entryways are required to be illuminated as required by the building code in accordance with the building code in effect at the time of construction or as altered/modified under an approved building permit. This work may require a permit(s). Call DSI at (651) 266-8989. - *Front entry light fixture is damaged and has missing bulb.*
16. **Exterior - Front Door** - MSFC 1010.1.9 - Remove unapproved locks from the unit doors. The door must be openable from the inside without the use of keys or special knowledge or effort. - *Remove bungee cord strap holding front storm door closed, repair latch.*
17. **Exterior - Rear** - MSFC 505.1 - Provide address numbers on building. - *Post address number on garage visible from public alley side of the property.*
18. **Exterior - Rear** - SPLC 34.08 (6) - Remove the accumulation of exterior storage that creates a nuisance or harbors rodents.
19. **Exterior - Rear** - SPLC 34.08 (7) - All parking spaces shall be paved with asphalt, concrete, or durable dustless surfacing. Before any existing spaces may be paved, site plan approval must be obtained as specified in the St. Paul Zoning Code. Contact DSI Zoning at 651-266-8989.
20. **Exterior - Rear** - SPLC 34.08 (1), 34.32 (1) - Sanitation - All exterior property areas shall be maintained in a clean, safe and sanitary condition, free from any accumulation of garbage, mixed municipal solid waste, animal feces or refuse.
21. **Exterior - Rear** - SPLC 163.03, 163.01 (2), (3) - No person in charge or control of private property, whether as owner, tenant, occupant, lessee or otherwise, shall allow an abandoned motor vehicle to remain on such property. Currently license (tabs) all vehicles on the property and return the vehicles to an operative mechanical condition or remove vehicles from the property.
22. **Interior - Throughout** - SPLC 34.19 - Provide access to the inspector to all areas of the building. - *Complaint of unsafe/unsanitary conditions.*

23. **Kitchen** - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner. - *Repair damaged and uneven flooring in kitchen.*
24. **Kitchen** - SPLC 34.10 (7) - Repair and maintain the cabinets in an approved manner. - *Repair damaged cabinets as necessary.*
25. **Throughout - Interior and Exterior** - MSFC 604.5 - Discontinue use of extension cords used in lieu of permanent wiring.
26. **Throughout - Interior and Exterior** - MSFC 604.5 - Remove electrical cords that extend through walls, ceiling, floors, under doors, or floors coverings, or are subjected to environmental or physical damage. - *Remove cords going through doorways and under rugs. Remove exterior cord which is underneath layer of ice along the garage.*
27. **Throughout - Stairways** - SPLC 34.10 (3), 34.34(2) - Provide an approved handrail. Every required handrail and guard shall be firmly fastened and capable of supporting imposed loads and shall be maintained in a professional state of maintenance and repair and in accordance with the building code in effect at the time of construction or as altered/modified under an approved building permit. - *Provide approved handrail for lower section of stairway to 2nd floor and for basement stairway.*
28. **Throughout** - MSFC 604.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.
29. **Throughout** - MSFC 604.4 - Discontinue use of all multi-plug adapters.
30. **Throughout** - NEC 240.5(B)(3) - Extension Cord Sets - Flexible cord used in listed extension cord sets shall be considered to be protected when applied within the extension cord listing requirements. - *Plug appliance directly to outlet or use approved listed cord.-2nd floor air conditioner and lower level space heater observed plugged into extension cords.*
31. **Throughout** - MSFC 1031.2, 1031.3 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exit path. - *Remove storage from stairways and stair landings. Provide unobstructed access through all areas of basement.*
32. **Throughout** - MSFC 315.3 - Provide and maintain orderly storage of materials.
33. **Throughout** - MSFC 604.1- All light fixtures shall be maintained with protective globes if originally equipped.

34. **Throughout** - SPLC 34.10 (1), 34.34 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition. - *Clean and sanitize floors and other surfaces as necessary throughout the house.*
35. **Throughout** - SPLC 34.16 (2) - Properly dispose of all your garbage in the owner-provided containers.

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 mitchell.imbertson@ci.stpaul.mn.us or call me at 651-266-8986 between 7:30 a.m - 9:00 a.m.

Please help to make Saint Paul a safer city in which to live and work.

Sincerely,

Mitchell Imbertson
Fire Safety Inspector