



CITY OF SAINT PAUL

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St Paul, Minnesota 55101-1806

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June 30, 2022

Richard Bell  
6172 147th Street North  
Hugo MN 55038-9485

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

RE: 934 WAKEFIELD AVE  
Ref. # 109257

Dear Property Representative:

Your building was determined to be a registered vacant building on June 30, 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. Bathroom upstairs and downstairs - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner.-Repair or replace the floor tile.
2. Downstairs bathroom - SPLC 34.14 (2) c - Repair or replace the duplex convenience outlet with ground fault protection within 3 feet of the basin on an adjacent wall in all bathrooms. This work may require a permit(s). Call DSI at (651) 266-8989.-
3. Downstairs bathroom - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner.-Repair or replace the damaged or deteriorated ceiling. Patch the holes and/or cracks in the ceiling.
4. SPLC SECTION 33.03 PERMITS - WHEN REQUIRED- (b). Plumbing . No person shall install, remove, alter, repair, or replace or cause to be install removed,altered, in a building or premises without first obtaining a permit to do such work from the building official.-

5. 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. This work will require a permit-

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: [james.thomas@ci.stpaul.mn.us](mailto:james.thomas@ci.stpaul.mn.us) or call me at 651-266-8983 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

James Thomas  
Fire Safety Inspector

Ref. # 109257