



October 23, 2023

Viviane Vaaj  
665 VIRGINIA ST  
ST PAUL MN 55103

RE: RE-INSPECTION FIRE CERTIFICATE OF OCCUPANCY WITH DEFICIENCIES  
1153 CENTRAL AVE W

Ref. # 13157

Dear Property Representative:

Your building was re-inspected for the Fire Certificate of Occupancy on October 23, 2023. Approval for occupancy will be granted upon compliance with the following deficiency list. The items on the list must be corrected immediately. **A re-inspection will be made on or after February 1, 2024.**

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. Basement - Near main plumbing drain stack - 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 the leaking drain piping in an approved manner.
2. Basement - Unit 3 Electrical Panel - MSFC 604.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.-Re-install missing breakers and panel cover. Contact licensed electrician to inspect all connections inside of tampered electrical panel.
3. Basement - Wiring - 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.-Repair exposed and improperly run non-metallic wiring as necessary throughout the basement.
4. 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.-

5. Exterior - Rear - 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 or re-wire exterior outlets facing the parking lot that are run with exposed non-metallic wiring on outside of wall.  
Remove or re-wire rear light fixture under canopy that is installed with exposed non-metallic wiring.
6. Exterior - Rear - MSFC 505.1 - Provide address numbers on building.-Post address numbers visible from public alley.
7. 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.-Repair deteriorated portion of parking lot near alley, beginning to wash out.
8. 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.-Patch damaged areas of soffit and fascia.
9. Front Stairway - MSFC 1011.7.3 - Remove the storage under the stairs or provide and maintain 1 hour fire resistive construction on the storage side of the stairs.
10. Front and Rear Stairways - 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 landings.
11. Smoke Alarm Affidavit - SPLC 39.02(c) - Complete and sign the smoke alarm affidavit and return it to this office.
12. Throughout - Fire Extinguishers - 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.
13. Throughout - Fire Extinguishers - MSFC 906.1, MN Stat. 299F.361 - Provide approved fire extinguishers in accordance with the following types, sizes and locations.-Provide one minimum 1A10BC fire extinguisher within each apartment unit or a minimum 2A10BC not be more than 50' travel distance from each apartment entrance. They must be permanently mounted between 3 and 5 feet high in readily visible and easily accessible locations

14. Throughout - Unit Entry Doors - MSFC 705.1 - Provide, repair or replace the fire rated door and assembly. The minimum rating must be: 20 minutes. - Multiple unit entry doors to front and rear stairways have been replaced without permit using non-rated doors. Multiple existing doors are not self-closing and latching. Provide approved fire rated doors between enclosed common stairways and units.
15. Throughout - Windows - 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.-Obtain permit for replacement windows being installed at the property. Repair all existing windows with damaged frames, missing screens, and damaged/missing hardware.
16. Unit 1 - MSFC 604.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989. - Repair GFCI outlet in bathroom that has reversed polarity. Replace cracked light switch near rear entry.
17. Unit 1 - SPLC 40.06 - Uncertified portions of the building must not be occupied until inspected and approved by this office.-Unit 1 may not be re-occupied until approved.
18. Unit 1 - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner.
19. Unit 1 - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner.-Provide approved floor coverings throughout the unit.
20. Unit 1 - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner.
21. Unit 1 - MFGC 404.15 - Provide leak tight caps or plugs on disconnected or unused gas lines.
22. Unit 1 - MN Stat. 299F.362, MSFC 1103.8 - Immediately provide and maintain a smoke alarm located outside each sleeping area.
23. Unit 1 - 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.
24. Unit 2 - Bathroom - MSFC 604.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.-Repair GFCI outlet with reversed polarity.
25. Unit 2 - Rear Bedroom - MSFC 604.5 - Discontinue use of extension cords used in lieu of permanent wiring.-Extension cord going to air conditioner.
26. Unit 2 - Rear Bedroom - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner.

27. Unit 2 - Rear Bedroom - MN Stat. 299F.362, MSFC 1103.8 - Immediately provide and maintain a smoke alarm located outside each sleeping area.-Replace missing smoke alarm.
28. Unit 3 - Bathroom - SPLC 34.14 (3) - Provide and maintain a window or approved ventilation system in all bathrooms in accordance with building code requirements in effect at time of construction. - Repair bathroom window for ventilation, window appears to originally have been installed as a functional openable window and wouldn't open at inspection.
29. Unit 3 - Kitchen - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner.
30. Unit 3 - Kitchen - 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 broken kitchen faucet.
31. Unit 3 - Rear Bedroom - MSFC 1010.1.9 - Remove unapproved locks from the exit doors. The door must be openable from the inside without the use of keys or special knowledge or effort. - Remove surface-bolt lock and hasp from bedroom door.
32. Unit 3 - MSFC 604.4 - Discontinue use of all multi-plug adapters.
33. Unit 3 - MSFC 604.5 - Discontinue use of extension cords used in lieu of permanent wiring.
34. Unit 3 - 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.
35. Unit 3 - MN Stat. 299F.362, MSFC 1103.8 - Immediately provide and maintain a smoke alarm located outside each sleeping area.-Repair non-working battery in bedroom smoke alarm.
36. Unit 4 - Kitchen - MSFC 604.1 - Repair or replace damaged electrical appliance wiring. This work may require a permit(s). Call DSI at (651) 266-8989.-Repair or replace microwave with spliced cord.
37. Unit 4 - Living Room - MSFC 604.5 - Discontinue use of extension cords used in lieu of permanent wiring.-
38. Unit 4 - MSFC 604.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.
39. Unit 4 - SPLC 34.13 (2), (3), SPLC 34.17 (2) - The unit is overcrowded. Reduce and maintain the number of occupants in the unit to:-Currently 6 occupants in unit, would require habitable area of at least 650 sq ft. Unit does not meet minimum required space.

Unable to obtain accurate measurements at time of initial inspection, will need to confirm dimensions at re-inspection.

40. Unit 4 - SPLC 34.13 (3), SPLC 34.17 (2) - The sleeping room(s) are overcrowded. Reduce and maintain the number of occupants in the sleeping rooms. - Living room being used for sleeping with 6 occupants. This use would require a minimum of 300 sq ft. Unable to obtain accurate measurements of room but was less than 300 sq ft.

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](mailto: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 place in which to live and work.

Sincerely,

Mitchell Imbertson  
Fire Safety Inspector  
Ref. # 13157