



December 5, 2022

SUE NICHOLS
1596 MIDDLETON AVE
ST PAUL MN 55102-4216

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 1752 SCHEFFER AVE
Ref. # 100933

Dear Property Representative:

Your building was determined to be unoccupied on December 5, 2022. Since certificates are for the occupancy of buildings, it has become necessary to revoke the Certificate of Occupancy. **Please contact 651-266-8989 prior to reoccupying the property. An inspection and approval is required prior to occupying the property.**

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. Basement - Stairwell - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner.-Replace the missing access cover for the exposed plumbing.
2. Basement - Water heater & Boiler - MSFC 603.5.3.1 Gas or fuel-oil heaters. A minimum of 18 inches (457 mm) shall be maintained between gas or fuel-oil heat-producing appliances and combustible materials.-
3. Basement - MSBC [F] 907.2.11.1 Group R-1. Single- or multiple-station smoke alarms shall be installed in all of the following locations in Group R-1:
 1. In sleeping areas.
 2. In every room in the path of the means of egress from the sleeping area to the door leading from the sleeping unit.
 3. In each story within the sleeping unit, including basements. For sleeping units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level

provided that the lower level is less than one full story below the upper level.-
Maintain a detector in the basement.

4. Basement - MSFC 605.6 - Provide all openings in junction boxes to be sealed.-Secure the electrical box that is a transfer box of wiring that is open.
5. Basement - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.-
6. Basement - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner.-Repair the area where the lath boards are visible.
7. Bathroom - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner.-
8. Bathroom - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner.-
9. Bedroom - North - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition.-Repair or replace the windows.
10. Bedroom - North - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner.-Repair any damage from the roof leak including wooden baseboard.
11. Bedroom - North - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner.-Repair the ceiling due to the leaking roof.
12. Bedroom - Northeast side - MSFC 1030.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exit path..-
13. Bedroom - Northeast side - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition.-Repair and or replace the bedroom window.
14. Bedroom - Northeast side - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner.-
15. Bedroom - Northeast side - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner.-
16. Bedroom - Southeast Side - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition.-Repair or replace the bedroom window.

17. Bedroom - Southeast Side - MSFC 1030.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exit path..-
18. Bedroom - Southeast side - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.-Replace the missing outlet covers.
19. Bedroom - Southeast side - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner.-Repair the walls and any water damage to the baseboard.
20. Bedroom - Southeast side - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner.-
21. Bedroom - North - MSFC 603.6 - Have the chimneys, fireplaces, and vents inspected for soundness, freedom from deposits, and correct clearances. Cleaning, maintenance, and repairs shall be done if indicated by the inspection.-
22. Front - 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.-Repair and or replace the front concrete steps.
23. Front Screen Door - SPLC 34.09 (4), 34.32 (3) - Repair and maintain the door latch.- Repair the latch so it closes.
24. Garage - Driveway - SPLC 34.33 (3) - Repair and maintain the door in good condition.-Repair or replace the drive up door entering the garage.
25. Garage - Service door - SPLC 34.33 (3) - Repair and maintain the door in good condition.-Replace the service door.
26. Hallway - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner.-
27. Hallway - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner.-
28. Hallway - SPLC 34.10 (7), 34.17 (5) - Repair or replace and maintain the woodwork in an approved manner.-Repair the wooden built in cabinetry in the hallway.
29. House & Garage - Various locations - SPLC 34.09 (1)(2), 34.33 (1) - 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.-The exterior bricks are missing mortar These area need to be filled.

30. Kitchen - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner.-
31. Kitchen - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner.-
32. Kitchen - SPLC 34.10 (7) - Repair and maintain the cabinets in an approved manner.-
33. Roof - SPLC 34.09 (2), 34.33 (1) - Provide and maintained the roof weather tight and free from defects.-Repair or replace the roof. To correct this deficiency it shall require a permit.
34. Yard - SPLC 34.08 (6) - Remove the accumulation of exterior storage that creates a nuisance or harbors rodents.-Remove the old tires.
35. 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 this order.

If you have any questions, email me at: Kirsten.Jacobse@ci.stpaul.mn.us or call me at 651-266-8989 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Kirsten Jacobse
Fire Safety Inspector
Ref. # 100933