



November 8, 2023

James Nguyen
12560 Dorchester Trail
Apple Valley, MN 55124

RE: 607 LAWSON AVE E
Ref. # 120699

Dear Property Representative:

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.

A reinspection date will be determined by the Legislative Hearing Office at the scheduled Hearing date on November 14, 2023.

DEFICIENCY LIST

1. Exterior - House - 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. -11/7/2023 Update: Partial repairs noted, but missing shingles in front of property above front door entry and on the eastside of property.
2. Garage - 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. 11/7/2023 Update: -Soffit on garage, facing alleyway, is deteriorated and has holes. No change.
3. Interior - Stairwell Landing - SPLC 34.10 (7), 34.17(5) - ****New deficiency**. Repair and maintain the floor in an approved manner. -Refinish the floor. Unfinished flooring on stairwell landing.
4. Interior - MSFC 604.6 - ****New deficiency**. Provide electrical cover plates to all outlets, switches and junction boxes where missing.-Multiple electrical plates missing from electrical outlets.
5. Throughout - SPLC 34.09(4), 34.33 (3) - ****New deficiency**. Repair and maintain the door in good condition. -Door casings missing from multiple interior doors.
6. SPLC 39.02(c) - Complete and sign the smoke alarm affidavit and return it to this office.

7. Sec. 40.06. - Suspension, revocation and denial. (a)Grounds for revocation. The fire code official may, in writing, issue a notice to the owner(s) and known interested parties of the city's suspension or revocation of a fire certificate of occupancy issued under the provisions of this code, or deny an application therefor:(1)Whenever the certificate was issued in error, or on the basis of incorrect information supplied;(2)When the owner(s) has submitted a false, incomplete or inaccurate statement as a part of the application for certificate;(3)If it is found upon inspection of the fire code official that the building or occupancy is in violation of provisions of this or other applicable safety codes, ordinances, rules and regulations;(4)If the owner, in a material matter, fails to comply with the regulations in section 40.09 of this chapter; or in situations where the fire code official after a good faith effort cannot identify an owner or interested party;(5)If the nonresidential building becomes unoccupied or a vacant building as defined in section 43.02 of the Saint Paul Legislative Code;(6)If a residential building becomes unoccupied or is a vacant building as defined in section 43.02 of the Saint Paul Legislative Code;(7)Evidence of nuisance activity which shall follow the procedures stated in subsection (b)(2) below; or(8)If a tenant, leaseholder, or third party payer files a written request for revocation following an owner's violation of Saint Paul Legislative Code chapter 53 which requires that owners notify tenants of pending mortgage foreclosure or cancellation of contract for deed involving the property.-The property is unoccupied and has multiple exterior deficiencies (deteriorated soffit and peeling paint throughout) on both the house and garage. Multiple attempts to reach Property Representative has been unsuccessful and exterior inspection results shows no change or repairs made.

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: der.vue@ci.stpaul.mn.us or call me at 651-266-8988 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Der Vue
Fire Safety Inspector
Ref. # 120699