



February 28, 2024

Viviane Vaaj
665 VIRGINIA ST
ST PAUL MN 55103

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 1153 CENTRAL AVE W
Ref. # 13157

Dear Property Representative:

Your building was determined to be unoccupied on February 15, 2024. 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. 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. Provide wire nuts and properly connect or remove the open wiring.*
2. 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.
3. 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.*

4. Smoke Alarm Affidavit - SPLC 39.02(c) - Complete and sign the smoke alarm affidavit and return it to this office.
5. 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.
6. 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.*
7. 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. - *Contact DSI building inspector for inspection and approval of building permit for replacement doors and windows.*
8. 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. Contact DSI building inspector for inspection and approval of building permit for replacement doors and windows.*
9. Throughout - MSFC 604.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing. - *Multiple cover plates removed for painting throughout building.*
10. Throughout - SPLC 40.06 - Uncertified portions of the building must not be occupied until inspected and approved by this office. - *Units may not be re-occupied until approved.*
11. Throughout - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. - *Repair holes and cracks as necessary and complete the in process painting for damaged areas.*
12. Throughout - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner. - *Provide approved floor coverings throughout.*

13. Throughout - MN Stat. 299F.362, MSFC 1103.8 - Immediately provide and maintain a smoke alarm located outside each sleeping area.
14. Throughout - 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.
15. 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.*
16. 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.*
17. 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.*

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