

**From:** [Mitchell Imbertson](#)  
**To:** [Sonia Romero](#)  
**Cc:** [Marcia Moermond](#)  
**Subject:** RE: 1822 Grand  
**Date:** Thursday, September 7, 2023 2:29:02 PM  
**Attachments:** [image001.png](#)  
[5-4-23 Correction letter.pdf](#)  
[5-4-23 Photos.pdf](#)  
[6-8-23 Reinspection letter.pdf](#)  
[1826 Grand - photo.pdf](#)  
[1826 Grand - revocation letter.pdf](#)  
[image002.png](#)

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Good afternoon,

It looks like we have treated this one as two separate buildings for purposes of our Fire Certificate of Occupancy files.

1826 Grand is treated as a separate building and has its own Certificate. The Certificate for 1826 is currently revoked based on the business moving out and is being monitored by code enforcement as a preliminary vacant building.

1820, 1822, and 1824 Grand appear to all be part of the same Certificate of Occupancy file that covers the rest of the building. This is CofO reference #44026 and the file is under 1820 Grand Ave as the primary address in STAMP/AMANDA. It has a current Fire Certificate of Occupancy and is not due for renewal until 4/18/26. Due to being a mixed commercial/residential use, it does not get graded on our grading system and is always on a 3 year inspection cycle. The Certificate covers 11,680 sq ft of commercial space and 4 residential units.

The violations on the report appear to be pretty typical for what I'd see in this age and size of building, nothing particularly out of the ordinary. The inspection only had a couple pictures of an electrical violation at the last inspection which are attached. The only notes appear to just be related to a reschedule request, otherwise not much standing out to me.

Let me know if you have more questions on it.

Thanks,

**Mitch Imbertson**

Fire Safety Supervisor  
Pronouns: he/him/his  
Department of Safety & Inspections  
375 Jackson St, Suite 220  
Saint Paul, MN 55101  
P: 651.266.8986 | M: 651.755.7931  
[mitchell.imbertson@ci.stpaul.mn.us](mailto:mitchell.imbertson@ci.stpaul.mn.us)  
[www.StPaul.gov](http://www.StPaul.gov)



**SAINT PAUL**  
**MINNESOTA**

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**From:** Sonia Romero <Sonia.Romero@ci.stpaul.mn.us>  
**Sent:** Thursday, September 7, 2023 1:39 PM  
**To:** Mitchell Imbertson <mitchell.imbertson@ci.stpaul.mn.us>  
**Cc:** Marcia Moermond <marcia.moermond@ci.stpaul.mn.us>  
**Subject:** 1822 Grand

Hi Mitchell,

My name is Sonia Romero and I am part of the Rent Stabilization team at the City. Would you happen to have the most recent Fire Certificate of Occupancy for 1822 Grand Ave? Note, the parcel has the following street address; 1820, 1822, 1824, and 1826. It appears that 1822 is the residential portion, which is what we are curious about for the rent stabilization hearing. Any letters or inspector notes would be helpful. Marcia was asking for this information in our pre-meeting with Lynne Ferkinhoff.

Best,



Sonia Romero  
Executive Assistant  
Pronouns: she/her  
Saint Paul City Council  
320 City Hall, 15 W.Kellogg Blvd.  
Saint Paul, MN 55102  
P 651- 266-8568  
[sonia.romero@ci.stpaul.mn.us](mailto:sonia.romero@ci.stpaul.mn.us)  
[www.StPaul.gov](http://www.StPaul.gov)



May 4, 2023

STEVEN E ABBOTT TRUSTEE  
1808 GRAND AVE  
ST. PAUL MN 55105

## FIRE INSPECTION CORRECTION NOTICE

RE: 1820 GRAND AVE  
Ref. #44026

Dear Property Representative:

Your building was inspected on May 2, 2023, for the renewal of your Fire Certificate of Occupancy. Approval for occupancy will be granted upon compliance with the following deficiency list. The items on the list must be corrected prior to the re-inspection date. **A re-inspection will be made on June 2, 2023, at 10:00 am.**

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 shall be occupied without a Fire Certificate of Occupancy. The code also provides for the assessment of additional re-inspection fees.

YOU WILL BE RESPONSIBLE FOR NOTIFYING TENANTS IF ANY OF THE FOLLOWING LIST OF DEFICIENCIES ARE THEIR RESPONSIBILITY.

### DEFICIENCY LIST

1. Interior - Throughout - 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. -All fire extinguishers need to be serviced.
2. Subway - Back Door/Office - 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. -
  1. Automatic door closing hinge has broken off.
  2. Light switch in office is loose and not secure to the wall
3. Subway - Prep area - MSFC 1008, SPLC 34.14 (2)d, SPLC 34.35 (5b) - Provide and maintain illumination in all portions of the exit system. -Emergency exit light didn't work when tested.

4. Unit 1 - Bathroom - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner. -Flaky and peeling paint on bathroom walls.
5. Unit 2 - Bathroom - MSFC 604.1- All light fixtures shall be maintained with protective globes if originally equipped. -Light globe missing from Bathroom
6. Unit 2 - Bedroom - 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. -Bedroom window doesn't stay open without assistance.
7. Unit 3 - Bedroom - 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. -Bedroom window appears to be chalked closed.
8. Unit 3 - Bedroom - SPLC 34.09 (4), 34.33 (3) -All screens shall be maintained in a professional state of maintenance and repair. -Screen missing from bedroom window.
9. Unit 4 - Bedroom - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner. -Chipping/flaky paint on ceiling in bedroom
10. Units 1/2/3/4 - Living Room/Bedroom - MSFC 1103.8.1 Replacement of smoke alarms. Single- and multiple station smoke alarms shall be replaced when: They exceed 10 years from the date of manufacture. Smoke alarms shall be replaced with smoke alarms having the same type of power supply. -

Hard-wired alarms are over 10 years old in units 1 and 3.

Battery Alarm over 10 years old in bedroom in unit 2 and 4.

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: [Jack.Toeller@ci.stpaul.mn.us](mailto:Jack.Toeller@ci.stpaul.mn.us) or call me at 651-266-8950 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,

Jack Toeller  
Fire Inspector

Reference Number 44026

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June 8, 2023

STEVEN E ABBOTT TRUSTEE  
1808 GRAND AVE  
ST. PAUL MN 55105

RE: RE-INSPECTION FIRE CERTIFICATE OF OCCUPANCY WITH DEFICIENCIES  
1820 GRAND AVE

Ref. # 44026

Dear Property Representative:

Your building was re-inspected for the Fire Certificate of Occupancy on June 8, 2023. Approval for occupancy will be granted upon compliance with the following deficiency list. The items on the list must be corrected immediately. **A reinspection will be made on June 28, 2023, at 9:30 am.**

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. Subway - Back Door/Office - 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. -
  1. Automatic door closing hinge has broken off.
  2. Light switch in office is loose and not secure to the wall
2. Subway - Prep area - MSFC 1008, SPLC 34.14 (2)d, SPLC 34.35 (5b) - Provide and maintain illumination in all portions of the exit system. -  
Emergency exit light didn't work when tested.

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 [Jack.Toeller@ci.stpaul.mn.us](mailto:Jack.Toeller@ci.stpaul.mn.us) or call me at 651-266-8950 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,

Jack Toeller  
Fire Inspector  
Ref. # 44026

**Date:** May 04, 2023  
**File #:** 19 - 044372  
**Folder Name:** 1820 GRAND AVE  
**PIN:** 042823310073





Date: May 04, 2023  
File #: 19 - 044372  
Folder Name: 1820 GRAND AVE  
PIN: 042823310073



Date: May 04, 2023  
File #: 19 - 044372  
Folder Name: 1820 GRAND AVE  
PIN: 042823310073



**Date:** May 04, 2023  
**File #:** 19 - 044372  
**Folder Name:** 1820 GRAND AVE  
**PIN:** 042823310073

Date: May 26, 2022  
Housing  
File #: 22 - 056257  
Folder Name:  
PIN: 042823310073

HP District: General: SH Student  
Property Name:  
1826 GRAND AVE Survey Info:





CITY OF SAINT PAUL

375 Jackson Street, Suite 220  
St Paul, Minnesota 55101-1806

Telephone: 651-266-8989  
Facsimile: 651-266-9124  
Web: [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

May 17, 2021

Hja Properties 1820 Llc  
1808 Grand Ave  
St Paul MN 55105-1818

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

RE: 1826 GRAND AVE  
Ref. # 114777

Dear Property Representative:

Your building was determined to be unoccupied on May 17, 2021. 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. INTERIOR - THROUGHOUT - SPLC 40.06 - Uncertified portions of the building must not be occupied until inspected and approved by 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: [Sebastian.Migdal@ci.stpaul.mn.us](mailto:Sebastian.Migdal@ci.stpaul.mn.us) or call me at 651-266-8985 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Sebastian Migdal  
Fire Safety Inspector - Ref. # 114777