



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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

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May 8, 2014

RAUL HULL
C/O ANDRE RODRIGUEZ
759 COOK AVE E
ST PAUL MN 55106-3106

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 759 COOK AVE E
Ref. # 120768

Dear Property Representative:

Your building was inspected on May 8, 2014, for the renewal of the Certificate of Occupancy. Since you have failed to comply with the applicable requirements, it has become necessary to revoke the Certificate of Occupancy in accordance with Section 40.06 of the Saint Paul Legislative Code.

An inspection will be made on May 19, 2014 after 9:30 am or the property vacated.

The Saint Paul Legislative Code further provides that no building shall be occupied without a Certificate of Occupancy. Failure to immediately complete the following deficiency list or the building vacated may result in a criminal citation.

DEFICIENCY LIST

1. 2nd Floor - Bathroom Outlet - SPLC 34.14 (2) c - Provide or replace the duplex convenience outlet with ground fault protection within 3 feet of the basin on an adjacent wall in all bathrooms. This work may require a permit(s). Call DSI at (651) 266-9090.- No GFCI in bathroom.
2. 2nd Floor - Bathroom Sink - SPLC 34.11(4), 34.34(1) SPC 4715.0200A - Provide an adequate water supply to all water closets, sinks, showers and tubs.-Restore water service to 2nd floor bathroom sink.
3. 2nd Floor - Bathtub - SPLC 34.10 (4), 34.33 (3) - Provide a bathroom floor impervious to water.-Repair or replace caulk around tub to ensure water tightness around the tub.
4. 2nd Floor - Ceilings Throughout - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the ceiling in an approved manner.-Repair or patch holes throughout 2nd floor ceiling.

5. 2nd Floor - East 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.
-Replace broken bedroom door.
6. 2nd Floor - East Bedroom - MSFC 1003.3.1.8 - 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 slide lock from bedroom door.
7. 2nd Floor - Egress Window - MSFC 1026.1 - Provide and maintain an approved escape window from each sleeping room or area, or discontinue use of area as a sleeping room. This work may require permit(s). Call DSI at (651) 266-8989.-Replace egress window under permit or replace damaged framing around egress window and sash.
8. 2nd Floor - South 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.
-Missing door handles on bedroom and closet door. Replace damaged closet door.
9. 2nd Floor - Walls Throughout - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls in an approved manner. -Patch the holes and/or cracks in the walls in bedrooms, hallway and closets throughout 2nd floor.
10. Exterior - Throughout - SPLC 34.08 (1), 34.31 (1) - All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces.-Remove trash, dog feces and storage throughout exterior house and back yard.
11. Fence - Throughout - 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.-Repair metal fencing. Replace damaged fence planks along northwest side of house.
12. Garage - Roof - SPLC 34.09 (1) e, 34.32 (1) d - Provide and maintained the roof weather tight and free from defects.-Repair sagging garage roof under permit.
13. Garage - Storage - SPLC 34.10 (5), 34.33 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.-Remove all trash and debris in garage throughout.
14. Garage - Utility Door - Ext. Door SPLC 34.09 (3), 34.33 (3) - Repair and maintain the door in good condition.-Replace broken garage door.
15. Garage - Utility Door - 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.
-Replace missing door handles on garage door.

16. Garage - SPLC 34.09 (1) b,c, 34.33 (1) b, c - 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.-Replace missing and damaged soffits, eaves, fascia and trim along garage.
17. House - Chimney Stack - MSFC 603.6.1 - Masonry chimneys that, upon inspection, are found to be without a flue liner and that have open mortar joints which will permit smoke or gases to be discharged into the building, or which are cracked as to be dangerous, shall be repaired or relined with a listed chimney liner system installed in accordance with the manufacturer's installation instructions or a flue lining system installed in accordance with the requirements of the International Building Code and appropriate for the intended class of chimney service.-Repair weathered chimney stack on top of house.
18. House - Front Porch - SPLC 34.09 (1) b,c, 34.33 (1) b, c - 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.-Replace siding along front porch. Scrape and paint supports along front porch.
19. House - North Exterior Lighting - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.-Remove illegal light fixture on north exterior of house.
20. House - North and Southeast Storm Doors - Ext. Door SPLC 34.09 (3), 34.33 (3) - Repair and maintain the door in good condition.-Replace broken storm door and handles.
21. House - Screens/Storm Windows - SPLC 34.09 (3), 34.33 (3) -Provide or repair and maintain the window screen.-Replace all damaged and missing screens and storm windows throughout.
22. House - South Supports and Slab - SPLC 34.10 (2), 34.33 - Repair and maintain the damaged structural member. This repair may require a building permit, call DSI at (651) 266-9090.-Under permit repair structural support along south porch. Repair or replace deteriorated slab along south and east side of south porch.
23. House - Southeast Entry/Exit Door - SPLC 34.09 (3) i - Repair and maintain an approved one-inch throw single cylinder deadbolt lock.-Missing deadbolt on entry/exit door.
24. Interior - Bedroom Doors Throughout - MSFC 1003.3.1.8 - 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 all deadbolt locks from all bedroom doors immediately.
25. Interior - Throughout - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped.-Replace missing light fixture covers in all hallways, bathroom, kitchen, living room and bedrooms.

26. Interior - Throughout - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes were missing.-Replace all missing cover plates in bedrooms, hallways, bathroom, bedroom closets and kitchen.
27. Interior - Throughout - MSFC 308.2.1 - No person shall throw or place, or cause to be thrown or placed, a lighted match, cigar, cigarette, matches, or other flaming or glowing substance or object on any surface or article where it can cause an unwanted fire.- Remove incense sticks from multiple areas throughout the unit immediately.
28. Kitchen - Floor - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the floor in an approved manner.-Repair or replace the floor tile.
29. Kitchen - Storage - MSFC 315.2.5 - Fueled equipment, including but not limited to motorcycles, mopeds, lawn-care equipment and portable cooking equipment, shall not be stored, operator or repaired within a building.-Remove lawn mower, weed whip and propane tank from kitchen immediately.
30. Kitchen - West Window - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window glass.-Replace broken interior window pane.
31. Main Floor - Multiple Areas - 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. -Install fitting door for furnace room. Replace missing cover around thermostat in west room. Remove unfitting closet doors in west room.
32. Main Floor - Multiple Areas - MSFC 703 - Provide and maintain fire rated ceiling construction with approved materials and methods. This work may require a permit(s). Call DSI at (651) 266-9090. -Replace damaged or missing ceiling tiles in west room throughout.
33. Main Floor - South Room - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.-Remove splices extension cords and other wiring in room.
34. Main Floor - West Room - SPLC 34.23, MSFC 110.1 - This occupancy is condemned as unsafe or dangerous. This occupancy must not be used until re-inspected and approved by this office.-Square footage of bedroom is 60 square feet. Owner is to remove bedroom setup in west room.
35. North Exterior - Deck - SPLC 34.09 (2), 34.32(2) - Repair or replace the damaged guardrail in an approved manner. This work may require a permit(s). Call DSI at (651) 266-9090.-Replace damaged lattice and spindles along north deck.
36. South Exterior - Cement Staircase - SPLC 34.09 (2) 34.32 (2) - Provide an approved handrail. The top of the handrail must be between 34 and 38 inches above the treads and run the entire length of the stair.-Missing handrail on staircase.

37. South Exterior - Cement Staircase - SPLC 34.09 (2), 34.32(2) - Repair or replace the unsafe stairways, porch, decks or railings in an approved manner. This work may require a permit(s). Call DSI at (651) 266-9090.-Replace and repair deteriorated cement staircase steps.
38. South Exterior - Retaining Walls - 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.-Repair and seal cracks and deterioration along south foundation walls.
39. Trash Service - SPLC 34.11 (8), 34.34 (4) - Provide approved garbage containers impervious to weather.-Set up regular trash service immediately.
40. SPLC 34.11 (6), 34.34 (3) - Provide service of heating facility by a licensed contractor which must include a carbon monoxide test. Submit a completed copy of the Saint Paul Fire Marshal's Existing Fuel Burning Equipment Safety Test Report to this office.
41. 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: leanna.shaff@ci.stpaul.mn.us or call me at 651-266-8980 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,

Sean Westenhofer
Fire Inspector
Ref. # 120768