

THOOFT LAW
— LLC —

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City of St. Paul
Department of Safety and Inspections
ATTN: Efrayn Franquiz
Columbus, MN 55025
375 Jackson Street, Suite 220
St. Paul, MN 55101

VIA CERTIFIED MAIL

RE: 865 Jessie St.
Ref. # 119158

Dear City of St. Paul or Efrayn Franquiz:

Please be advised that Pa Nah Vang has retained Thooft Law, LLC for legal representation regarding the matter above. Please direct all further communication regarding this matter directly to me.

Background

From the information available to us, the City of St. Paul (hereinafter, “the City”) sent two letters to Ms. Vang. One was dated March 11, 2021 and the second was dated April 27, 2021. One letter was titled “Revocation of Fire Certificate of Occupancy and Order to Vacate (Revised Re-inspection Time).” The second letter was titled “Appointment Letter” which had a scheduled inspection time of April 30 at 10:00 a.m.

Our concern with these letters is they did not provide adequate notice as they did not arrive to Ms. Vang until May 3rd, 2021. Also, Ms. Vang did not purchase the home until March 30, 2021 yet your March 11 letter named her as the owner. This letter was either mailed extremely late or the letter was predated by the City both of which are concerning.

Certificate of Occupancy Exemption

According to the City’s Ordinance Code, Sec. 40.02 Exception, certain residential dwelling units, the property is exempt from a fire certificate of occupancy requirement as Ms. Vang, the owner, is currently occupying the home as her principal residence.

“An owner-occupied single-family house, duplex, or condominium unit shall be exempted from the requirement to have and maintain a fire certificate of

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occupancy. "Owner-occupied" means the house, duplex or condominium dwelling unit for which the exemption is claimed is the owner's principle residence. For the purposes of this exception, "owner" means a natural person and does not include a corporation, partnership, or other entity."

Because Ms. Vang currently occupies her home, the home is exempt from your inspections.

Cease and Desist Demand

Ms. Vang demands the City to cease and desist its inspections—specifically a Fire Inspection for a Certificate of Occupancy—immediately as her property is exempt under the City's Ordinance Code Sec. 40.02. Please direct all communication regarding this matter directly to me. I can be reached at (651) 485-1254 or ThoofLaw@gmail.com.

Very truly yours,



Derek Thoof
Attorney at Law