



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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October 17, 2011

Michael Ahrndt
21170 OLINDA LANE
ST PAUL MN 55073

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 1901 MARYLAND AVE E
Ref. # 1125036

Dear Property Representative:

Your building was determined to be a registered vacant building on October 17, 2011. 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. House - NEC Bulletin 30-1 n. All hazardous improper and or / illegal wiring shall be removed or rewired to the present Electrical Code. This will also included other building on the property such as garages sheds etc.. This work requires a permit.
2. Parking - SPLC 62.101 - Use of this property does not conform to zoning ordinance. Discontinue unapproved use or call DSI Zoning at (651) 266-8989 to convert to legal use. Discontinue: Parking on the east side of building.-Encroachment permit is required to continue to park on the City of St. Paul Property.
3. Unit 1 - SPLC - SEC. 34.13 - 2- Required space for sleeping units. In every dwelling unit every room occupied for sleeping purposes by 1 occupant shall have a minimum gross floor area of at least 70 square feet-Bedroom southeast side is 56 square feet and is not large enough for sleeping purposes.
4. Unit 1 - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-9090.-Hallway

5. Unit 1 - MSFC 1011.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exitway.-Entry Hallway
6. Unit 1 - SPLC 34.23, MSFC 110.1 - This Room east side next to kitchen is condemned as unsafe or dangerous. This Room must not be used for sleeping purposes until re-inspected and approved by this office.-This room has no windows.
7. Unit 1 - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the walls in an approved manner.-Repair or replace the damaged or deteriorated wall coverings. Paint the wall. Patch the holes and/or cracks in the walls. Entry hallway
8. Unit 1 - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the ceiling in an approved manner.-Repair or replace the damaged or deteriorated ceiling. Paint the ceiling. Patch the holes and/or cracks in the ceiling. Front entry way
9. Unit 1 - SPLC 34.13 (2), (3), SPLC 34.17 (2) - Reduce and maintain the number of occupants in the unit to: 3
10. Unit 1 - SPLC 34.13 (3), SPLC 34.17 (2) - Reduce and maintain the number of occupants in the sleeping rooms to: 2
11. Unit 2 - IFGC SECTION 303.3 PROHIBITED LOCATIONS. - Appliances shall not be located in sleeping rooms bathrooms toilets rooms storage closets or surigal rooms.- Furnace located in hallway closet.
12. Unit 2 - MSFC 605.6 - Provide all openings in junction boxes to be sealed.-Bathroom ceiling
13. Unit 2 - MSFC 605.1 - Remove unapproved exposed wiring and install in accordance with the electrical code. This work may require a permit(s). Call DSI at (651) 266-9090.-Bathroom ceiling
14. Unit 2 - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door in good condition.- Front entry door trim
15. Unit 2 - SPLC 34.10 (4), 34.33 (3) - Provide a bathroom floor impervious to water.- caulk base of toilet
16. Unit 2 - SPLC 34.14 (3), MPC 4715.200.T - Provide and maintain a window or approved ventilation system in all bathrooms.
17. Vacant room - MSFC 605.6 - Provide all openings in junction boxes to be sealed.
18. Vacant room - MSFC 605.1 - Remove unapproved exposed wiring and install in accordance with the electrical code. This work may require a permit(s). Call DSI at (651) 266-9090.
19. Vacant room - NEC 300-11 Provide for all raceways, boxes, cabinets, and fittings to be securely fastened in place.

20. Vacant room - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the walls in an approved manner.-Repair or replace the damaged or deteriorated wall coverings.
21. Vacant room - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the ceiling in an approved manner.-Repair or replace the damaged or deteriorated ceiling.
22. Vacant room - SPLC 34.15. FLAMMABLE LIQUIDS STORAGE.- No residential structure or rooming unit shall be located within a building containing any establishment handling dispensing or storing flammable liquids with a flash point of less than 110 degrees Fahrenheit as defined by the National Board of Fire Underwriters . No flammable liquid with a flashpoint of less than 110 degrees Fahrenheit shall be stored within a residence building unless in and approved fire-rated cabinet or a one-hour separated room.-Remove all propane from the building.
23. 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.
24. SPLC 39.02(c) - Complete and sign the provided smoke detector affidavit and return it to this office.
25. SPLC 62.101 - Use of this property does not conform to zoning ordinance. Discontinue unapproved use or call DSI Zoning at (651) 266-8989 to convert to legal use.
Discontinue: The use of this building as a triplex.
26. SPLC 34.09 (1) b,c, 34.32 (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
27. MSFC 304.1 - Remove excessive combustible storage and/or vegetation from exterior property areas.
28. SPLC 34.08 (6), 34.31 (4) - Remove the accumulation of exterior storage that creates a nuisance or harbors rodents.
29. MSFC 605.1 - Remove unapproved exposed wiring and install in accordance with the electrical code. This work WILL require a permit(s). Call DSI at (651) 266-9090.

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: (651-266-8688) and must be filed within 10 days of the date of this order.

If you have any questions, email me at: james.thomas@ci.stpaul.mn.us or call me at

651-266-8983 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

James Thomas
Fire Inspector

Ref. # 1125036