



CITY OF SAINT PAUL

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July 23, 2021

JOSH LIMBERG
URBAN ENTERPRISES
4542 NICOLLET AVENUE S.
MINNEAPOLIS MN 55419-5037

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 1162 EARL ST
Ref. # 115216

Dear Property Representative:

Your building was inspected on July 21, 2021, 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.

A reinspection will be made on August 20, 2021 at 11:00 AM. All deficiencies (including exterior) must come into compliance by this date or the property vacated on August 31, 2021.

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. Exterior - Back Deck - SPLC 34.09 (3), 34.33(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) 266-8989.-There is still one board that is damaged and has a small hole. Repair or replace this board.
2. Exterior - Back Yard - SPLC 34.08 (3) - Provide and maintain suitable ground cover on all exterior areas to control erosion. -The back is all dirt. Provide approved ground covering and barriers to prevent the dirt from spilling onto the public way.

3. Exterior - Parking Surface - SPLC 34.08 (7) - All parking spaces shall be paved with asphalt, concrete, or durable dustless surfacing. Before any existing spaces may be paved, site plan approval must be obtained as specified in the St. Paul Zoning Code. Contact DSI Zoning at 651-266-8989.-The parking surface is in disrepair with deteriorated and crumbling asphalt and dirt. Class 5 gravel cannot be used for this parking surface.
4. Interior - Basement - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work requires a permit(s). Call DSI at (651) 266-8989.-In between the warm-air ducts, there is an electrical conduit that is loose, unsecured and according to the tenant, sparks when touch. Contact a licensed contractor to repair.
5. Interior - Kitchen - SPLC 34.10 (7) - Repair and maintain the cabinets in an approved manner. -NEW - July 21, 2021 - The cabinet doors for the kitchen sink is rotted and damaged. The previous repairs are not working.
6. Interior - Smoke Alarm - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area. **-The hard-wired smoke alarm (model KN-COPE-1C) in the hallway is defective. The voice alert for this model does not work. Replace this smoke alarm.**
7. Interior - Water - SPLC 34.11(5), 34.35(2), MPC 408.3 - Provide adequate hot water between 110 degrees F and 120 degrees F.-The hot water temperature has been read at 163.4 degrees Fahrenheit.
8. MSBC -Section 105.1 - Permits Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Work being done requires a permit. **A permit will be required for the constructions of the two basement bedrooms, the two (2) egress windows and the two (2) window wells. There is no permit on file for this work. Contact a licensed contractor to pull the required permits. An electrical permit will be required for the installation of the wires and junction boxes on the basement walls.**
9. SPLC 39.02(c) - Complete and sign the smoke detector affidavit and return it to this office.
10. SPLC 40.06. - Suspension, revocation and denial. (a) Grounds for revocation. The fire code official may, in writing, issue a notice to the owner(s) and known interested parties of the city's suspension or revocation of a fire certificate of occupancy issued under the provisions of this code, or deny an application therefor: (3)If it is found upon inspection of the fire code official that the building or occupancy is in violation of provisions of this or other applicable safety codes, ordinances, rules and regulations;-**The Fire Certificate of Occupancy has been revoked due to long term non-compliance. All deficiencies (including exterior) must come into compliance by August 20, 2021 or the property vacated by August 31, 2021.**

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: Efrayn.Franquiz@ci.stpaul.mn.us or call me at 651-266-8955 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Efrayn Franquiz
Fire Safety Inspector

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