



CITY OF SAINT PAUL

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June 17, 2020

Shawn Nelson
25430 98TH ST
ZIMMERMAN MN 55398USA

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 291 STINSON ST
Ref. # 125752

Dear Property Representative:

Your building was inspected on June 15, 2020, 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 June 30, 2020 at 8:30 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. Exterior - Front Stairs - SPLC 34.08 (10) - Repair, replace and maintain exterior sidewalks, walkways and stairs. -There is a large hole on the front steps. Properly finish the repairs.
2. Exterior - Front Storm Door - SPLC 34.33 (3) - Repair and maintain the door in good condition. -The screen for the front entry door has a tear in it.
3. Exterior - Garage - 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. -The garage has sections that is missing siding.

4. Exterior - House & Retaining Wall - SPLC 34.09 (1)(2), 34.33 (1) - 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.
There is a large section of the house that is missing the siding.
The retaining wall is in disrepair with very large cracks and holes.
5. Exterior - Windows - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition. -NEW - UPDATE 6-15-2020 - At the South West corner of the house, there is a window at the top level that has an opening in the frame.
6. Interior - Basement - NEC 408.7 - Unused Openings for circuit breakers and switches shall be closed using identified closures, or other approved means that provide protection substantially equivalent to the wall enclosure.
7. Interior - Basement - SPLC 34.08 (1), 34.34 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition. -NEW - Update June 15, 2020 - The basement is now very cluttered and has garbage and construction debris collecting in the basement. Clean up the basement.
8. Interior - Basement Stairs - SPLC 34.09 (3) 34.33 (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. -Properly fastened the handrail.
9. Interior - Ceilings - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner. -On the first and second floor, the ceilings have large openings, very large cracks and peeling paint.
10. Interior - Fire Separation - MSFC 1106.2 - Provide a required occupancy separation with approved materials and methods. This work may require a permit(s). Call DSI at (651) 266-8989. The minimum rating must be: -There is a very large opening in the wall and ceiling on the first level going through straight to the upper level. The entry doors for the upper level are completely missing.
11. Interior - Floors - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner.
12. Interior - Walls - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. -The basement walls are slowly deteriorating with dirt and sand coming loose creating small holes and openings within the rock wall. On the first and second floor, there are walls that have very large cracks, holes, cracked paint and other damages.
The first-floor room that is being used for storage has walls with very large cracks on it.
13. SPLC 34.19 - Provide access to the inspector to all areas of the building.

14. 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. - There is work being done without permits. The following permits will be required; Building, plumbing, electrical, warm air. Contact DSI for more information on permits. There is no permit for the installation of the tankless water heater. Per the LHO, this item must be completed by September 1, 2020.
15. 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 inspections 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 non-compliance with the LHO's orders.
16. 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: 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

Ref. # 125752