



CITY OF SAINT PAUL

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St Paul, Minnesota 55101-1806

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March 29, 2018

CURRENT RESIDENTS
1520 & 1522 ALBEMARLE STREET
SAINT PAUL MN 55117

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 1520 ALBEMARLE ST
Ref. # 118557

Dear Property Representative:

Your building was inspected on March 29, 2018, 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 April 30, 2018 at 10:00 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 - Back of Property - SPLC 34.08 (1), 34.32 (1) - All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces.-There is trash and other debris at the back of the property.
2. Exterior - Back of Property - SPLC 34.08 (10) - Repair, replace and maintain exterior sidewalks, walkways and stairs.-The sidewalk at the back of the property has buckled and is no longer level.
3. Exterior - Back of Property - 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.-Repair the section of the wall at the back of the property that appears to have smoke/fire damage.

4. Exterior - Stairs - 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.-The back exterior stairs are in disrepair. There is loose and broken boards, rails and other components, the middle landing sinks in when stepped on and has a slight lean to it. The front stairs have broken treads and cracks on the stringers and the stairs is not properly aligned. IMMEDIATELY REPAIRS THE STAIRS AND DISCONTINUE USING THE BACK STAIRS UNTIL REPAIR.
5. Interior - Stairs - SPLC 34.10 (3), 34.34(2) - Repair or replace the damaged handrail in an approved manner.-The return piece for the common area hallway is missing and there is nails sticking out.
6. Unit 1 - Utility Room - MSFC 605.1 - Repair or replace damaged electrical appliance wiring. This work may require a permit(s). Call DSI at (651) 266-8989.-(NEW 3/29/18) The sheathing for the power cord to the laundry machine dryer has come loose and is exposing the inside wires.
7. Unit 1 - Entry Door - SPLC 34.33 (3) - Repair and maintain the door in good condition.- Unit 1 -The latch for the front entry door is missing.
8. Unit 1 & 2 - Utility Room - MMC 504.6 - Provide, repair or replace the dryer exhaust duct. Exhaust ducts for domestic clothes dryers shall be constructed of metal and shall have a smooth interior finish. The exhaust duct shall be a minimum nominal size of four inches (102 mm) in diameter and installed in accordance with the mechanical code. This work requires a permit(s). Call DSI at (651) 266-8989.-The dryer exhaust ducts for both apartments are of the incorrect type and must be replace and done by a licensed contractor under permit.
9. 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 is required for the installation of the air conditioners behind the building. There is no permit on file and the connections to the air conditioners are not well maintained. For more information about permits, please contact DSI at 651-266-8989.
10. SPLC 34.19 - Provide access to the inspector to all areas of the building.

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 Inspector

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