



CITY OF SAINT PAUL  
*Christopher B. Coleman, Mayor*

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December 11, 2012

Palmer Management LLC  
348 WABASHA ST. N SUITE 140  
ST PAUL MN 55102

## **Revocation of Fire Certificate of Occupancy and Order to Vacate**

RE: 497 HOPKINS ST  
Ref. # 104932

Dear Property Representative:

Your building was determined to be a registered vacant building on December 11, 2012. 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. Access - Interior - SPLC 34.19 - Provide access to the inspector to all areas of the building.-Failure to meet the inspector for the scheduled appointment or failure to contact the inspector to reschedule the scheduled appointment will result in enforcement action.
2. Both Units - Smoke Detectors - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.-Smoke detectors chirping throughout interior.
3. Exterior - East Main Floor - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window glass.-Replace cracked window glass.
4. Exterior - Garage - SPLC 34.08 (5), 34.31 (3) - Repair, replace and maintain all exterior surfaces on fences, sheds, garages and other accessory structures free from holes and deterioration. Provide and maintain exterior unprotected surfaces painted or protected from the elements.-Replace deteriorated/damaged eaves along garage roof.

5. Exterior - Garage and Interior of South Porch - SPLC 34.08 (1), 34.31 (1) - All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces.-Remove box spring against garage and material stacked up inside south porch.
6. Exterior - Throughout - SPLC 34.09 (3), 34.32 (3) - Provide or repair and maintain the window screen.-Replace missing storm windows and window screens throughout the property.
7. Garage - Roof - SPLC 34.09 (1) e, 34.32 (1) d - Provide and maintained the roof weather tight and free from defects.-Repair or replace deteriorated roof under permit.
8. Interior - Cabinets Throughout - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the cabinets in an approved manner.-Repair, replace or remove damaged cabinet drawers and cabinet doors throughout.
9. Interior - Ceilings Throughout - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the ceiling in an approved manner.-Repair throughout in both units.
10. Interior - Floors Throughout - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the floor in an approved manner.-Replace damaged flooring throughout interior of house.
11. Interior - South Entry Door - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window glass.-Replace missing glass on entry door.
12. Interior - Walls Throughout - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the walls in an approved manner.-Repair damaged walls throughout interior of house.
13. Open Permits - MSFC 105.1.1 - Permits - Finish repairs and rehab, contact appropriate inspector and have permits signed off.
14. 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.
15. 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: (651-266-8688) and must be filed within 10 days of the date of this order.

If you have any questions, email me at: [sean.westenhofer@ci.stpaul.mn.us](mailto:sean.westenhofer@ci.stpaul.mn.us) or call me at 651-266-8982 between 7:30 a.m. - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Sean Westenhofer  
Fire Inspector  
Ref. # 104932