



August 21, 2023

My Lam
CTW Group INC
4820 MINNETONKA BLVD SUITE 302
MINNEAPOLIS MN 55416USA

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 945 CONWAY ST
Ref. # 107743

Dear Property Representative:

Your building was inspected on August 21, 2023, 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 September 21, 2023, at 12Noon 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. Bathroom ceiling - Downstairs Unit - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner. -Repair or replace the damaged or deteriorated ceiling.
2. Behind garage - and rear yard - SPLC 34.08 (1), 34.32 (1) - Sanitation. All exterior property areas shall be maintained in a clean, safe and sanitary condition, free from any accumulation of garbage, mixed municipal solid waste, animal feces or refuse. -
3. Building - SPLC 34.09 (4) a, 34.33 (3) a - Repair and maintain the window glass. Windows shall be fully supplied with windowpanes which are without open cracks or holes. -

4. Building - SPLC 34.09 (4), 34.33 (3) -All screens shall be maintained in a professional state of maintenance and repair. -
5. Building interior walls - SPLC 34.10 (7), 34.17 (5) - 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.
6. Downstairs Unit - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner. -Replace all soiled tiles
7. Front of building underneath air condition - NEC 300.21 - Provide for the openings through walls, partition's, floors or ceilings to be fires topped using approved methods. -
8. Hallways - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. -
9. Hallways and downstairs unit - MSFC 604.1- All light fixtures shall be maintained with protective globes if originally equipped. -
10. Rear Yard - SPLC 34.08 (3) - Provide and maintain suitable ground cover on all exterior areas to control erosion. -
11. Replace Garage Door - 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. -
12. Upstairs Unit - Throughout - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner. -Repair or replace the damaged or deteriorated ceiling.
13. Upstairs Unit - throughout - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner. -Replace the carpeting.

14. Upstairs Unit - Kitchen - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner. -
15. Upstairs unit - SPLC 34.19 - Provide access to the inspector to all areas of the building. -
16. SPLC 39.02(c) - Complete and sign the smoke alarm affidavit and return it to this office.
17. SPLC 34.09 (1)(2)(a), 34.33 (1)(b) - 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. -
18. SPLC 34.09 (2)(a), 34.33 (1)(a) - Provide and maintain foundation elements to adequately support this building at all points. -
19. 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.-
20. SPLC 34.10 (7) - Repair and maintain the cabinets in an approved manner. -Repair or replace the damaged or missing door. Repair or replace the damaged or missing drawer.

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: 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 Safety Inspector

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