



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

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June 12, 2017

KIM THENG  
2534 MONTANA AVE E  
MAPLEWOOD MN 55119-3151

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

RE: 483 COMO AVE  
Ref. # 116133

Dear Property Representative:

Your building was inspected on June 6, 2017, 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 re-inspection will be made on July 11, 2017 at 2:30 PM 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 of House - SPLC 34.09 (3), 34.33(2) - Repair or replace the damaged handrail in an approved manner. This work may require a permit(s). Call DSI at (651) 266-8989.-The handrail is splintered and damaged.
2. Exterior - House - 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.  
On the South side of the house there is section of the vinyl siding that black burn marks on it.  
There is a unprotected/unpainted and damaged fascia board.  
The wooden retaining wall at the back of the property is not maintained and has broken pieces.

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 not well-maintained.
4. Exterior - Roof - SPLC 34.09 (2), 34.33 (1) - Provide and maintained the roof weather tight and free from defects.-There are damaged roof shingles.
5. Exterior - Walking Path - SPLC 34.08 (10) - Repair, replace and maintain exterior sidewalks, walkways and stairs.-The brick walking path is not well-maintained.
6. Exterior - Window Screens - SPLC 34.09 (4), 34.33 (3) -Provide or repair and maintain the window screen.-There are window screens that are torn and damaged.
7. Interior - Basement - MSFC 605.1 -Provide a grounding jumper around the water meter.
8. Interior - Basement - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner.  
There is sections of the basement ceiling/subfloor that is rotted, damaged and broken pieces.  
There is a very large opening in the basement ceiling and you can see the upstairs bath tub.
9. Interior - Basement - SPLC 34.11 (6), 34.35 (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.-Have the furnace tested and there is a panel on the furnace that is loose and bent.
10. Interior - Basement - SPLC 34.11 (4), 34.35 (1), MPC 708.1- Connect or cap the sewer piping in accordance with the plumbing code.-The black waster line pipe is missing the cap.
11. Interior - Stairway - SPLC 34.10 (3), 34.34(2) - Repair or replace the damaged handrail in an approved manner.-The bracket for the handrail is damaged.
12. Interior - Water Heater - SPLC 34.11 (5), 34.35 (2) - Contact a licensed contractor to repair or replace the water heater. This work may require a permit(s). Call DSI at (651) 266-8989.-The water heater has holes on it.
13. Unit 1 - Bathroom - SPLC 34.11 (1), MSBC 2902.1, SPLC 34.35 (1), MPC 301.1 - Repair or replace and maintain all parts of the plumbing system to an operational condition.-The bath tub faucet and directional knob both leak. One of the bath tub faucet handle is cracked.

14. Unit 1 - Laundry Machine - MSFC 605.1 - Repair or replace damaged electrical appliance wiring. This work may require a permit(s). Call DSI at (651) 266-8989.-The power cord for the dryer machine is not properly connected and maintained. Note: The power to the laundry machine has been turned off by the owner.
15. Unit 1 - Laundry Machine - 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 may require a permit(s). Call DSI at (651) 266-8989.-The wrong type of exhaust duct is being used.
16. Unit 1 - Laundry Room - NEC 210-11(c) (2) - Provide a 20 amp branch circuit within 6 feet of the laundry appliance.-The 20 amp outlet has come loose from the wall and is not well-maintained.
17. Unit 1 - Living Room - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.-The outlet near the small bedroom is worn and does not hold in plugged appliances. The carbon monoxide alarm cannot be plugged into the outlet because it keeps sliding out.
18. Unit 2 - Bedroom - MSFC 1030.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exit path.-There items in the small bedroom that is blocking the path to the bedroom window.
19. Unit 2 - Dog License - SPLC 200.02 (a) - No person shall own, harbor, keep or maintain in the City and dog over three months of age without a license. Provide written documentation of current license to the Fire Inspector. To obtain a dog license, contact DSI at 651-266-8989.
20. Unit 2 - Doors - SPLC 34.33 (3) - Repair and maintain the door in good condition. The entry door for Unit 2 does not fit properly within its frame and is required to have a door knob on it.  
The threshold for the front porch door is damaged and not maintained.
21. Unit 2 - Electrical Panel - NEC 408.4 Circuit Directory - Every electrical circuit shall be legibly identified as to its clear, evident, and specific purpose or use.
22. Unit 2 - Floors - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner.-The flooring in the apartment is stained, damaged and cracked.
23. Unit 2 - Furnace Room - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner.-There are large openings and cracks on the ceiling inside the furnace room.
24. Unit 2 - Living Room - MSFC 605.4 - Discontinue use of all multi-plug adapters.-There is a multi-plug adapter near the television in the living room.

25. Unit 2 - Throughout - MSFC 315.3 - Provide and maintain orderly storage of materials.
26. Unit 2 - Throughout - MN Stat 299F.18 - Immediately remove and discontinue excessive accumulation of combustible materials.-Reduce the amount of items in the apartment by 40%.
27. 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](mailto:Efrayn.Franquiz@ci.stpaul.mn.us) or call me at 651-266-8955 between 8:00 - 9:30 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Efrayn Franquiz  
Fire Inspector

Ref. # 116133