

Date: August 02, 2024
File #: 22 - 054782
Folder Name: 49 MANITOBA AVE
PIN: 302922320098



Date: August 02, 2024
File #: 22 - 054782
Folder Name: 49 MANITOBA AVE
PIN: 302922320098



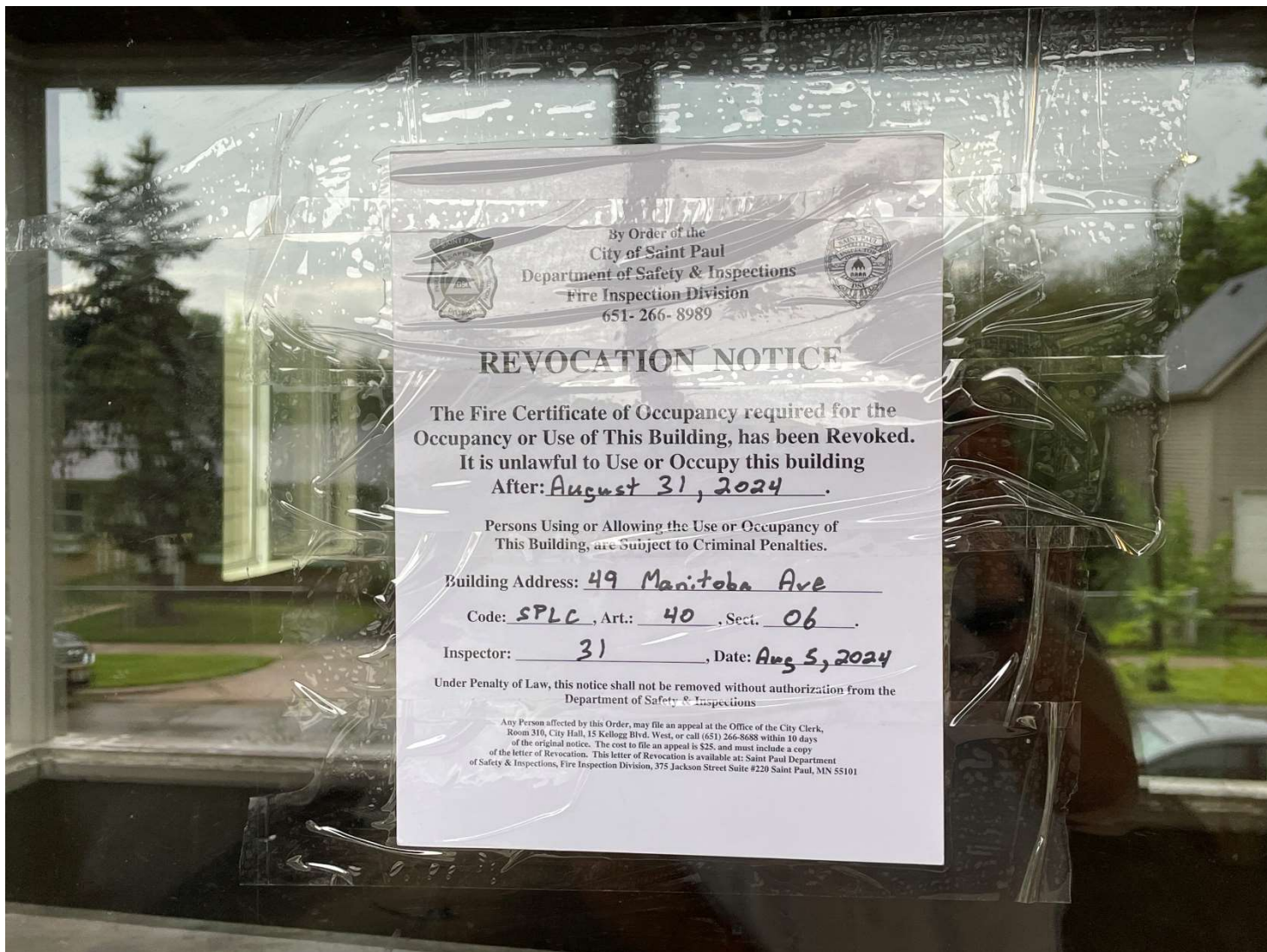
Date: August 05, 2024
File #: 22 - 054782
Folder Name: 49 MANITOBA AVE
PIN: 302922320098



Date: August 05, 2024
File #: 22 - 054782
Folder Name: 49 MANITOBA AVE
PIN: 302922320098



Date: August 05, 2024
File #: 22 - 054782
Folder Name: 49 MANITOBA AVE
PIN: 302922320098



By Order of the
City of Saint Paul
Department of Safety & Inspections
Fire Inspection Division
651- 266- 8989

REVOCATION NOTICE

The Fire Certificate of Occupancy required for the
Occupancy or Use of This Building, has been Revoked.
It is unlawful to Use or Occupy this building
After: August 31, 2024 .

Persons Using or Allowing the Use or Occupancy of
This Building, are Subject to Criminal Penalties.

Building Address: 49 Manitoba Ave

Code: SPLC , Art.: 40 , Sect. 06 .

Inspector: 31 , Date: Aug 5, 2024

Under Penalty of Law, this notice shall not be removed without authorization from the
Department of Safety & Inspections

Any Person affected by this Order, may file an appeal at the Office of the City Clerk,
Room 310, City Hall, 15 Kellogg Blvd. West, or call (651) 266-8688 within 10 days
of the original notice. The cost to file an appeal is \$25, and must include a copy
of the letter of Revocation. This letter of Revocation is available at: Saint Paul Department
of Safety & Inspections, Fire Inspection Division, 375 Jackson Street Suite #220 Saint Paul, MN 55101

Date: August 05, 2024
File #: 22 - 054782
Folder Name: 49 MANITOBA AVE
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Date: August 05, 2024
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August 20, 2024
Chelsea Ruane
L & M Property Management
800 RICE ST
ST PAUL MN 55117

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 49 MANITOBA AVE
Ref. # 106507

Dear Property Representative:

Your building was inspected on August 20, 2024, 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 3, 2024, at 01:00 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 Porch - SPLC 34.09 (3), 34.33(2) - Repair or replace the unsafe stairways, porch, decks, or railings in an approved manner. Every outside stair, porch and deck shall be constructed safely and shall be capable of supporting imposed loads as determined in the building code and shall be kept in a professional state of maintenance and repair with proper anchorage. This work may require a permit(s). Call DSI at (651) 266-8989.-Multiple boards water damaged - chipped, cracked, and peeling paint on porch, stairs, posts, handrails, and guardrails.
2. Exterior - Front Yard - 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. -Retaining wall missing bricks, washing out, and falling toward sidewalk

3. Exterior - Throughout - SPLC 34.09 (4), 34.33 (3) -All screens shall be maintained in a professional state of maintenance and repair. -Repair or replace damaged and missing screens
4. Exterior - SPLC 34.09 (2)(b), 34.33 (1)(d) - Provide and maintained the roof weather tight and free from defects. -Soffit and trim pieces have openings and showing signs of animal intrusion
5. Unit A - Middle Bedroom - MN Stat. 299F.362, MSFC 1103.8.1 - Single- and multiple-station smoke alarms shall be replaced when: 1. They fail to respond to operability tests. 2.They exceed ten years from the date of manufacture. Smoke alarms shall be replaced with smoke alarms having the same type of power supply. -Missing hard-wired smoke or combination smoke/carbon monoxide alarm
6. Unit A - Throughout - SPLC 40.06 - Uncertified portions of the building must not be occupied until inspected and approved by this office. -Unit is uncertified due to but not limited to no carbon monoxide alarms, unable to test all smoke alarms, and missing smoke or combination smoke/carbon monoxide alarms
7. Unit A - Throughout - MN Stat. 299F.51 - Immediately provide and maintain an approved Carbon Monoxide Alarm in a location within ten (10) feet of each sleeping area. Installation shall be in accordance with manufacturer's instructions. -Missing multiple carbon monoxide alarms or combination smoke/carbon monoxide alarms
8. Unit A - Utility Room - MSFC 604.1- All light fixtures shall be maintained with protective globes if originally equipped. -Missing light cover
9. Unit B - Bathroom - NEC 406.4(D)(3) - GFCI outlets shall be provided where replacements are made at outlets that are required to be so protected elsewhere in this Code. -GFCI outlet inoperative, no power, will not reset or test
10. Unit B - Mid Bedroom and Hallway - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. -Holes in walls
11. Unit B - Water Heater - MSBC -Section 1300.0120 Part 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. -Water heater installed

without permit - contractor shall pull permit, have work inspected, and the permit closed

12. SPLC 39.02(c) - Complete and sign the smoke alarm affidavit and return it to this office.
13. SPLC Sec. 40.06. - Suspension, revocation, and denial; (3) If it is found upon inspection 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-Revoked for but not limited to long term non-compliance in making corrections from the Fire Certificate of Occupancy inspection on May 31, 2024, and failure to allow access to complete the Fire Certificate of Occupancy inspection on August 2, 2024
14. SPLC 34.19 - Provide access to the inspector to all areas of the building. -Allow access in order to complete the Fire Certificate of Occupancy inspection

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: Daryl.Chute@ci.stpaul.mn.us or call me at 651-266-9129 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Daryl Chute
Fire Safety Inspector II

Ref. # 106507

Date: August 20, 2024
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August 5, 2024
Chelsea Ruane
L & M Property Management
800 RICE ST
ST PAUL MN 55117

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 49 MANITOBA AVE
Ref. # 106507

Dear Property Representative:

Your building was inspected on May 31, 2024, 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 August 20, 2024, at 09:30 am or the property vacated by August 31, 2024.

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. Basement - MSFC 604.5 - Discontinue use of extension cords used in lieu of permanent wiring.
2. Basement - MN Stat. 299F.362, MSFC 1103.8 - Immediately provide and maintain a smoke alarm located in hallways outside sleeping rooms, on each level, and in basements. On ceiling or wall (less than 12 inches below ceiling). Smoke alarms must be installed in same locations as originally installed. Power supply must be the same as the smoke alarms being replaced. -Missing smoke or combination smoke/carbon monoxide detector
3. Exterior - Front Porch - MSFC 604.6 - Provide electrical cover plates to all outlets, switches, and junction boxes where missing. -Cover missing to protect the outlet from weather elements

4. Exterior - Front Porch - SPLC 34.09 (3), 34.33(2) - Repair or replace the unsafe stairways, porch, decks, or railings in an approved manner. Every outside stair, porch and deck shall be constructed safely and shall be capable of supporting imposed loads as determined in the building code and shall be kept in a professional state of maintenance and repair with proper anchorage. This work may require a permit(s). Call DSI at (651) 266-8989.-Multiple boards water damaged - chipped, cracked, and peeling paint on porch, stairs, posts, handrails, and guardrails.
5. Exterior - Front Yard - 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. -Retaining wall missing bricks, washing out, and falling toward sidewalk
6. Exterior - Throughout - SPLC 34.09 (4), 34.33 (3) -All screens shall be maintained in a professional state of maintenance and repair. -Repair or replace damaged and missing screens
7. Exterior - SPLC 34.09 (2)(b), 34.33 (1)(d) - Provide and maintained the roof weather tight and free from defects. -Soffit and trim pieces have openings and showing signs of animal intrusion
8. Unit A - Middle Bedroom - MN Stat. 299F.362, MSFC 1103.8.1 - Single- and multiple-station smoke alarms shall be replaced when: 1. They fail to respond to operability tests. 2.They exceed ten years from the date of manufacture. Smoke alarms shall be replaced with smoke alarms having the same type of power supply. -Missing hard-wired smoke or combination smoke/carbon monoxide alarm
9. Unit A - Throughout - SPLC 40.06 - Uncertified portions of the building must not be occupied until inspected and approved by this office. -Unit is uncertified due to but not limited to no carbon monoxide alarms, unable to test all smoke alarms, and missing smoke or combination smoke/carbon monoxide alarms
10. Unit A - Throughout - MN Stat. 299F.51 - Immediately provide and maintain an approved Carbon Monoxide Alarm in a location within ten (10) feet of each sleeping area. Installation shall be in accordance with manufacturer's instructions. -Missing multiple carbon monoxide alarms or combination smoke/carbon monoxide alarms
11. Unit B - Bathroom - NEC 406.4(D)(3) - GFCI outlets shall be provided where replacements are made at outlets that are required to be so protected elsewhere in this Code. -GFCI outlet inoperative, no power, will not reset or test

12. Unit B - Front Bedroom - MSFC 604.1- All light fixtures shall be maintained with protective globes if originally equipped. -Missing light cover
13. Unit B - Front Door - SPLC 34.09 (4)(i), 34.33 (3) - Repair and maintain the door frame. -Door frame damage, missing sections of board in frame
14. Unit B - Mid Bedroom and Hallway - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. -Holes in walls
15. Unit B - Water Heater - MSBC -Section 1300.0120 Part 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. -Water heater installed without permit - contractor shall pull permit, have work inspected, and the permit closed
16. SPLC 39.02(c) - Complete and sign the smoke alarm affidavit and return it to this office.
17. SPLC Sec. 40.06. - Suspension, revocation, and denial; (3) If it is found upon inspection 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-**Revoked for but not limited to long term non-compliance in making corrections from the Fire Certificate of Occupancy inspection on May 31, 2024, and failure to allow access to complete the Fire Certificate of Occupancy inspection on August 2, 2024**
18. SPLC 34.19 - Provide access to the inspector to all areas of the building. -Allow access in order to complete the Fire Certificate of Occupancy inspection

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: Daryl.Chute@ci.stpaul.mn.us or call me at 651-266-9129 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Daryl Chute
Fire Safety Inspector II

Ref. # 106507



840 Syndicate St S
Saint Paul, MN 55116
651-261-3073

Date: 8/22/2024

Service: Varies projects to be completed by October 1st 2024

Consumer: L&M Property Management

BB Housing Associates, LLC,

Contact: Chelsea Ruane , Property Manager

Address: 800 Rice St, St Paul, MN 55117

Phone: 651-270-8800

Email: Chelsea@LMpromanagement.com

L&M Property Management:

Below is an estimated contract for service contracting services to be completed by October 1st, 2024 for the following properties associated with BB Housing Associates,

49 Manitoba Ave. Saint Paul MN 55117

754 Payne Ave. Saint Paul MN 55117

500 Hopkins St Saint Paul MN 55130

89 Atwater St Saint Paul MN 55117

Estimates will arrive within one week of this signed contract.

Thank you for the opportunity to service you,

Charles J. Becker

651-261-3073

Charlie@651homeservices.com

Communication

651 Home Services LLC, will provide an immediate contact for all services properties. This includes Charles Becker and all associates within the company on which will be providing services. Confirmation of all completed services will be communicated and pictures upon request. If management requests a service be done that is within this contract, 651 Home Services will assure it gets completed. Any outside requests will be charged additionally. Response time is within a 2 hour time frame.

Terms & Conditions The term of this contract will be commenced from September 1st, 2024 until October 1st, 2024. The time of performance of any portion of 651 Home Service LLC's obligations under this agreement will shall be subjected to delay for the following reasons:

Acts of client, its agents or employees, labor disputes, fire, unavoidable circumstances, acts of God, or non-action of public utilities, or of local, State, or Federal government affecting the progress of said work.

Payment must be paid in full no later than 30 days of services being completed.

Damages caused by 651 Home Services LLC's services will be held responsible by the company. Damages including those out of 651 Home Service LLC's control include but are not limited to, vandalism, floor, rain, fire, wind, Acts of God or acts of a persons other than 651 Home Services LLC's employees or agents.

Services provided under this agreement include but are not limited to:

89 Atwater St

Carpentry Secure wall posts from hole and deterioration. These fixings will prevent pests and other animals from entering and nesting in such areas. Correcting the gap in soft trim and roof angles.

Painting Correct water damage on various trim boards, scrape paint chippings and repainted.

49 Manitoba Ave

Carpentry Exterior retaining wall is damaged and missing bricks. Retaining wall will be corrected to prevent excess spillage onto the sidewalk. This will be appropriately structured. Trim on the exterior of the building have openings. Trim will be corrected to prevent animal's access.

Painting Areas on porch will be stripped of paint and repainted.

Payne Ave

Painting Deck will be stripped and repainted so that boards are protected from elements. If needed, boards will be replaced. Siding and trim pieces to be repainted.

500 Hopkins

Carpentry Trim on roof to be repaired from water damage. Repair side access door and correct exposure of all boards.

Painting Garage will be painted once chips and cracks are repaired.

Work will be performed beginning September 1st, 2024 and completed by October 1st, 2024. All work will be cross referenced per correction notices provided to L&M Property Management by the Department of Safety & Inspections of Saint Paul Minnesota.

All communication will be through the property manager Chelsea Ruane. If there are any issues, property manager will be notified and information will be shared to the appropriate agencies decided by the Property Manager.

Estimates for total costs will be submitted and approved by September 1st 2024. Work will not be done prior to the approval of management. 651 Home Services does not hold responsibility for lack of communication between L&M Property Management and the city of Saint Paul. If permit is needed for work, that will be provided prior to.

Each party must sign and date for the contract to be secured. If there is to be any change requested, both parties must agree and fees for services may change. Please note this is a binding contract.

Charles J Becker

Charles Becker
Owner and General Contractor



Chelsea Ruane
Property Manager

Date: September 03, 2024
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September 9, 2024
Chelsea Ruane
L & M Property Management
800 RICE ST
ST PAUL MN 55117

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 49 MANITOBA AVE
Ref. # 106507

Dear Property Representative:

Your building was inspected on September 3, 2024, 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 October 1, 2024, 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 - Front Porch - SPLC 34.09 (3), 34.33(2) - Repair or replace the unsafe stairways, porch, decks, or railings in an approved manner. Every outside stair, porch and deck shall be constructed safely and shall be capable of supporting imposed loads as determined in the building code and shall be kept in a professional state of maintenance and repair with proper anchorage. This work may require a permit(s). Call DSI at (651) 266-8989.-Multiple boards water damaged - chipped, cracked, and peeling paint on porch, stairs, posts, handrails, and guardrails.
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3. Exterior - Throughout - SPLC 34.09 (4), 34.33 (3) -All screens shall be maintained in a professional state of maintenance and repair. -Repair or replace damaged and missing screens
4. Exterior - SPLC 34.09 (2)(b), 34.33 (1)(d) - Provide and maintained the roof weather tight and free from defects. -Soffit and trim pieces have openings and showing signs of animal intrusion
5. Unit A - Throughout - SPLC 40.06 - Uncertified portions of the building must not be occupied until inspected and approved by this office. -Unit is uncertified due to but not limited to no carbon monoxide alarms, unable to test all smoke alarms, and missing smoke or combination smoke/carbon monoxide alarms
6. Unit B - Water Heater - MSBC -Section 1300.0120 Part 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. -Water heater installed without permit - contractor shall pull permit, have work inspected, and the permit closed - no permit on file
7. SPLC 39.02(c) - Complete and sign the smoke alarm affidavit and return it to this office.
8. SPLC Sec. 40.06. - Suspension, revocation, and denial; (3) If it is found upon inspection 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-Revoked for but not limited to long term non-compliance in making corrections from the Fire Certificate of Occupancy inspection on May 31, 2024, and failure to allow access to complete the Fire Certificate of Occupancy inspection on August 2, 2024

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: Daryl.Chute@ci.stpaul.mn.us or call me at

651-266-9129 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Daryl Chute
Fire Safety Inspector II

Ref. # 106507



**Fire Certificate of Occupancy
Fee Invoice**

CITY OF SAINT PAUL
Department of Safety and Inspections
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
PHONE: (651) 266- 8989
FAX: (651) 266- 9124
An Equal Opportunity Employer

Check this box if making any name or mailing address corrections.

CHELSEA RUANE L & M PROPERTY MANAGEMENT
800 RICE ST
ST PAUL MN 55117

Bill Date: October 11, 2024
Amount Due: \$700.00
Due Date: November 11, 2024
Customer #: 1898556

**** Late fees will be charged if not paid by due date ****

Property Address:
49 MANITOBA AVE

Ref.# 106507
Folder RSN: 5055220

Date	Type of Fee	Bill #	Amount
June 6, 2024	CO Residential 1 & 2 Units Initial Fee	1906558	\$280.00
August 20, 2024	CO Residential 1&2 Unit Reinspection Fee	1906558	\$140.00
September 9, 2024	CO Residential 1&2 Unit Reinspection Fee	1906558	\$140.00
October 9, 2024	CO Residential 1&2 Unit Reinspection Fee	1906558	\$140.00

PAY THIS AMOUNT: \$700.00

You can pay this invoice online by going to **online.stpaul.gov** and selecting the 'Make a Payment' option. You will need your customer number and bill number to process a payment - both can be found on this invoice.

Mail to: Billing
 Department of Safety and Inspections
 375 Jackson Street, Suite 220
 Saint Paul, MN 55101-1806

Make Checks Payable to: City of St. Paul
 ** Return this document with payment **



Signature of Cardholder (required for all charges): _____

IF PAYING BY CREDIT CARD PLEASE COMPLETE THE FOLLOWING INFORMATION: Pay this Amount: \$700.00

Customer #: 1898556

Ref. #: 106507

Folder RSN : 5055220

<input type="checkbox"/> Amex <input type="checkbox"/> MasterCard <input type="checkbox"/> Discover <input type="checkbox"/> Visa	 	Expiration Date: Month / Year																	
										Security Code									
Enter Account Number																			

Beginning April 3, 2021, a 2.49% convenience fee will be charged for all credit card transactions and will appear as a separate transaction on your card statement. This fee is charged by the service provider the Department of Safety and Inspections uses to handle credit card transactions. The City will not receive any of the convenience fees. To avoid convenience fees, you may pay your invoice by electronic check using the "Pay My Bill " option. Check, credit card and cash payments will still be accepted at 375 Jackson St., #220.



October 9, 2024

Chelsea Ruane
L & M Property Management
800 RICE ST
ST PAUL MN 55117

FIRE CERTIFICATE OF OCCUPANCY APPROVAL WITH CORRECTIONS

RE: 49 MANITOBA AVE
Ref. # 106507

Dear Property Representative:

Your building was inspected on October 9, 2024, for the renewal of the Fire Certificate of Occupancy and was approved. When the required fee has been paid you will receive your certificate. There are however seasonal or non-life safety deficiencies noted below which must be corrected prior to re-inspection.

A reinspection will be made on or after November 8, 2024.

DEFICIENCY LIST

1. Unit A - Throughout - SPLC 40.06 - Uncertified portions of the building must not be occupied until inspected and approved by this office. -Unit is uncertified due to but not limited to no carbon monoxide alarms, unable to test all smoke alarms, and missing smoke or combination smoke/carbon monoxide alarms
2. Unit B - Water Heater - MSBC -Section 1300.0120 Part 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. -Water heater installed without permit - no permit is on file - contractor that replaced water heater shall pull permit, have work inspected, and the permit closed

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.

For an explanation or information on some of the violations contained in this report, please visit our web page at: <http://www.ci.stpaul.mn.us/index.aspx?NID=211>.

If you have any questions, email me at: Daryl.Chute@ci.stpaul.mn.us or call me at 651-266-9129 between 7:30 a.m. - 9:00 a.m.

Sincerely,

Daryl Chute
Fire Safety Inspector II

Ref. # 106507

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Date: October 01, 2024
File #: 22 - 054782
Folder Name: 49 MANITOBA AVE
PIN: 302922320098



Date: October 01, 2024
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Fire Certificate of Occupancy

**** FINAL NOTICE ****

Check this box if making any name or mailing address corrections.

CITY OF SAINT PAUL
Department of Safety and Inspections
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
PHONE: (651) 266-8989
FAX: (651) 266-9124
An Equal Opportunity Employer

CHELSEA RUANE L & M PROPERTY MANAGEMENT
800 RICE ST
ST PAUL MN 55117

Bill Date: November 11, 2024

Customer #: 1898556

Amount Due: \$700.00

Due Date: November 26, 2024

**** You were sent a Fire Inspection Fee Invoice and payment has not been received. ****
Payment must be received in this office no later than November 26, 2024 or the fee invoice plus administrative costs will be submitted for assessment to your property tax.

Property Address:
49 MANITOBA AVE

Ref.# 106507
Folder RSN: 5055220

Date	Type of Fee	Bill #	Amount
June 6, 2024	CO Residential 1 & 2 Units Initial Fee	1906558	\$280.00
August 20, 2024	CO Residential 1&2 Unit Reinspection Fee	1906558	\$140.00
September 9, 2024	CO Residential 1&2 Unit Reinspection Fee	1906558	\$140.00
October 9, 2024	CO Residential 1&2 Unit Reinspection Fee	1906558	\$140.00

PAY THIS AMOUNT: \$700.00

You can pay this invoice online by going to **online.stpaul.gov** and selecting the **'Make a Payment'** option. You will need your customer number and bill number to process a payment - both can be

Mail to: Billing
 Saint Paul Fire Inspection
 375 Jackson Street, Suite 220
 St. Paul, MN 55101-1806

Make Checks Payable to: City of St. Paul
 ** Return this document with payment **



Signature of Cardholder (required for all charges): _____

IF PAYING BY CREDIT CARD PLEASE COMPLETE THE FOLLOWING INFORMATION: Pay this Amount: \$700.00

Customer #: 1898556

Ref. #: 106507

Folder RSN : 5055220

<input type="checkbox"/> Amex <input type="checkbox"/> MasterCard <input type="checkbox"/> Discover <input type="checkbox"/> Visa		 	Expiration Date: Month / Year					
Security Code								
Enter Account Number								

Beginning April 3, 2021, a 2.49% convenience fee will be charged for all credit card transactions and will appear as a separate transaction on your card statement. This fee is charged by the service provider the Department of Safety and Inspections uses to handle credit card transactions. The City will not receive any of the convenience fees. To avoid convenience fees, you may pay your invoice by electronic check using the "Pay My Bill" option. Check, credit card and cash payments will still be accepted at 375 Jackson St., #220.



May 10, 2024

Chelsea Ruane
L & M Property Management
800 Rice St
St Paul Mn 55117

Fire Safety Inspection Appointment

Dear Property Owner:

We have scheduled an inspection of your property. The details of the inspection are listed below:

Address:	49 Manitoba Ave	Units:	2
Date:	May 31, 2024	Time:	10:30 am
Inspector:	Daryl Chute	Phone:	651-266-9129
		Email:	Daryl.Chute@ci.stpaul.mn.us

Action Required By You

You or someone representing you must report to the front of the building to accompany the inspector throughout the building, including each rental unit, where applicable. Please have keys available to all units and common areas. The owner of a building is responsible for notifying the tenants that an inspection will be done at least 24 hours before the inspection.

If you no longer own or manage this building, contact Daryl Chute at 651-266-9129 immediately.

Additional Action Required For Housing

You must complete a **Smoke and Carbon Monoxide Detector Affidavit** prior to the inspection.

The success of your initial inspection determines what happens next in the inspection cycle. Routine self-inspections before our visit can help you obtain the best grade possible.

About the Inspection

Forms, fee schedules, a pre-inspection checklist and other inspection handouts and information are available on our website at: <http://www.stpaul.gov/cofo>. Thank you for your co-operation.

Saint Paul Legislative Code authorizes this inspection and the collection of inspection fees. It is a criminal misdemeanor violation to not appear for this appointment without rescheduling with the inspector. In addition, a No Entry fee may be assessed to your Renewal fee if you need to re-schedule the appointment but fail to notify the inspector in writing by 8:00 a.m. on the date of the inspection.



July 3, 2024

CHELSEA RUANE
L & M PROPERTY MANAGEMENT
800 RICE ST
ST PAUL MN 55117

FIRE INSPECTION CORRECTION NOTICE
*****RESCHEDULED – NOTE NEW DATE & TIME*****

RE: 49 MANITOBA AVE
Ref. #106507
Residential Class: C

Dear Property Representative:

Your building was inspected on May 31, 2024, for the renewal of your Fire Certificate of Occupancy. Approval for occupancy will be granted upon compliance with the following deficiency list. The items on the list must be corrected prior to the re-inspection date.

A re-inspection will be made on August 2, 2024, at 11:00 am.

Failure to comply may result in a criminal citation or the revocation of the Fire Certificate of Occupancy. The Saint Paul Legislative Code requires that no building shall be occupied without a Fire Certificate of Occupancy. The code also provides for the assessment of additional re-inspection fees.

YOU WILL BE RESPONSIBLE FOR NOTIFYING TENANTS IF ANY OF THE FOLLOWING LIST OF DEFICIENCIES ARE THEIR RESPONSIBILITY.

DEFICIENCY LIST

1. Basement - MSFC 604.5 - Discontinue use of extension cords used in lieu of permanent wiring.

2. Basement - MN Stat. 299F.362, MSFC 1103.8 - Immediately provide and maintain a smoke alarm located in hallways outside sleeping rooms, on each level, and in basements. On ceiling or wall (less than 12 inches below ceiling). Smoke alarms must be installed in same locations as originally installed. Power supply must be the same as the smoke alarms being replaced. -Missing smoke or combination smoke/carbon monoxide detector
3. Exterior - Front Porch - MSFC 604.6 - Provide electrical cover plates to all outlets, switches, and junction boxes where missing. -Cover missing to protect the outlet from weather elements
4. Exterior - Front Porch - SPLC 34.09 (3), 34.33(2) - Repair or replace the unsafe stairways, porch, decks, or railings in an approved manner. Every outside stair, porch and deck shall be constructed safely and shall be capable of supporting imposed loads as determined in the building code and shall be kept in a professional state of maintenance and repair with proper anchorage. This work may require a permit(s). Call DSI at (651) 266-8989.-Multiple boards water damaged - chipped, cracked, and peeling paint on porch, stairs, posts, handrails, and guardrails.
5. Exterior - Front Yard - 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. -Retaining wall missing bricks, washing out, and falling toward sidewalk
6. Exterior - Throughout - SPLC 34.09 (4), 34.33 (3) -All screens shall be maintained in a professional state of maintenance and repair. -Repair or replace damaged and missing screens
7. Exterior - SPLC 34.09 (2)(b), 34.33 (1)(d) - Provide and maintained the roof weather tight and free from defects. -Soffit and trim pieces have openings and showing signs of animal intrusion
8. Unit A - Middle Bedroom - MN Stat. 299F.362, MSFC 1103.8.1 - Single- and multiple-station smoke alarms shall be replaced when: 1. They fail to respond to operability tests. 2.They exceed ten years from the date of manufacture. Smoke alarms shall be replaced with smoke alarms having the same type of power supply. -Missing hard-wired smoke or combination smoke/carbon monoxide alarm

9. Unit A - Throughout - SPLC 40.06 - Uncertified portions of the building must not be occupied until inspected and approved by this office. -Unit is uncertified due to but not limited to no carbon monoxide alarms, unable to test all smoke alarms, and missing smoke or combination smoke/carbon monoxide alarms
10. Unit A - Throughout - MN Stat. 299F.51 - Immediately provide and maintain an approved Carbon Monoxide Alarm in a location within ten (10) feet of each sleeping area. Installation shall be in accordance with manufacturer's instructions. -Missing multiple carbon monoxide alarms or combination smoke/carbon monoxide alarms
11. Unit B - Bathroom - NEC 406.4(D)(3) - GFCI outlets shall be provided where replacements are made at outlets that are required to be so protected elsewhere in this Code. -GFCI outlet inoperative, no power, will not reset or test
12. Unit B - Front Bedroom - MSFC 604.1- All light fixtures shall be maintained with protective globes if originally equipped. -Missing light cover
13. Unit B - Front Door - SPLC 34.09 (4)(i), 34.33 (3) - Repair and maintain the door frame. -Door frame damage, missing sections of board in frame
14. Unit B - Mid Bedroom and Hallway - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. -Holes in walls
15. Unit B - Water Heater - MSBC -Section 1300.0120 Part 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. -Water heater installed without permit - contractor shall pull permit, have work inspected, and the permit closed
16. SPLC 39.02(c) - Complete and sign the smoke alarm 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: Daryl.Chute@ci.stpaul.mn.us or call me at 651-266-9129 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,

Daryl Chute
Fire Safety Inspector II

Reference Number 106507



June 6, 2024

CHELSEA RUANE
L & M PROPERTY MANAGEMENT
800 RICE ST
ST PAUL MN 55117

FIRE INSPECTION CORRECTION NOTICE

RE: 49 MANITOBA AVE
Ref. #106507
Residential Class: C

Dear Property Representative:

Your building was inspected on May 31, 2024, for the renewal of your Fire Certificate of Occupancy. Approval for occupancy will be granted upon compliance with the following deficiency list. The items on the list must be corrected prior to the re-inspection date.

A re-inspection will be made on July 1, 2024, at 02:30 pm.

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Sincerely,

Daryl Chute
Fire Safety Inspector II

Reference Number 106507

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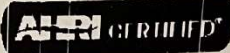
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Serial No.	Q072425628	
Model No.	XE40M06ST45U1	
Manufacture Date.	12FEB2024	
Cap. U.S. Gals.	40	
Phase	1	1
Volts AC	240	208
Upper Element Watts	4500	3380
Lower Element Watts	4500	3380
Total Watts	4500	3380

Inven Sales Company, Inc.
 Water Heating Division
 Montgomery, Alabama 36117 USA

20352 81431 5
 Manufacturer's Rating Label


UL
 LISTED
 HOUSEHOLD STORAGE
 TANK WATER HEATER
 788H


APRI GRIFIED

ASSEMBLED IN MEXICO

WARNING **ELECTRIC WATER HEATER** **CAUTION**

FOR SAFE INSTALLATION AND OPERATION - Follow the instructions in the Use and Care Manual provided. A replacement copy may be obtained by writing the manufacturer.
 This appliance must be installed in accordance with the manufacturer's instructions, local codes, utility company requirements, and/or in the absence of local codes, the latest edition of the National Electrical Code.

FOR YOUR SAFETY - DO NOT store or use gasoline or other flammable vapors and liquids in the vicinity of this or any other appliance. Keep rags and other combustibles away.

CAUTION - Water heater increases the risk of scald injury. See use and Care Manual for instructions before changing the temperature setting.


WARNING - Any thermostat setting above 125°F (52°C) may cause severe burns and consume energy unnecessarily.

CAUTION - Water heater increases the risk of scald injury. See use and Care Manual for instructions before changing the temperature setting.

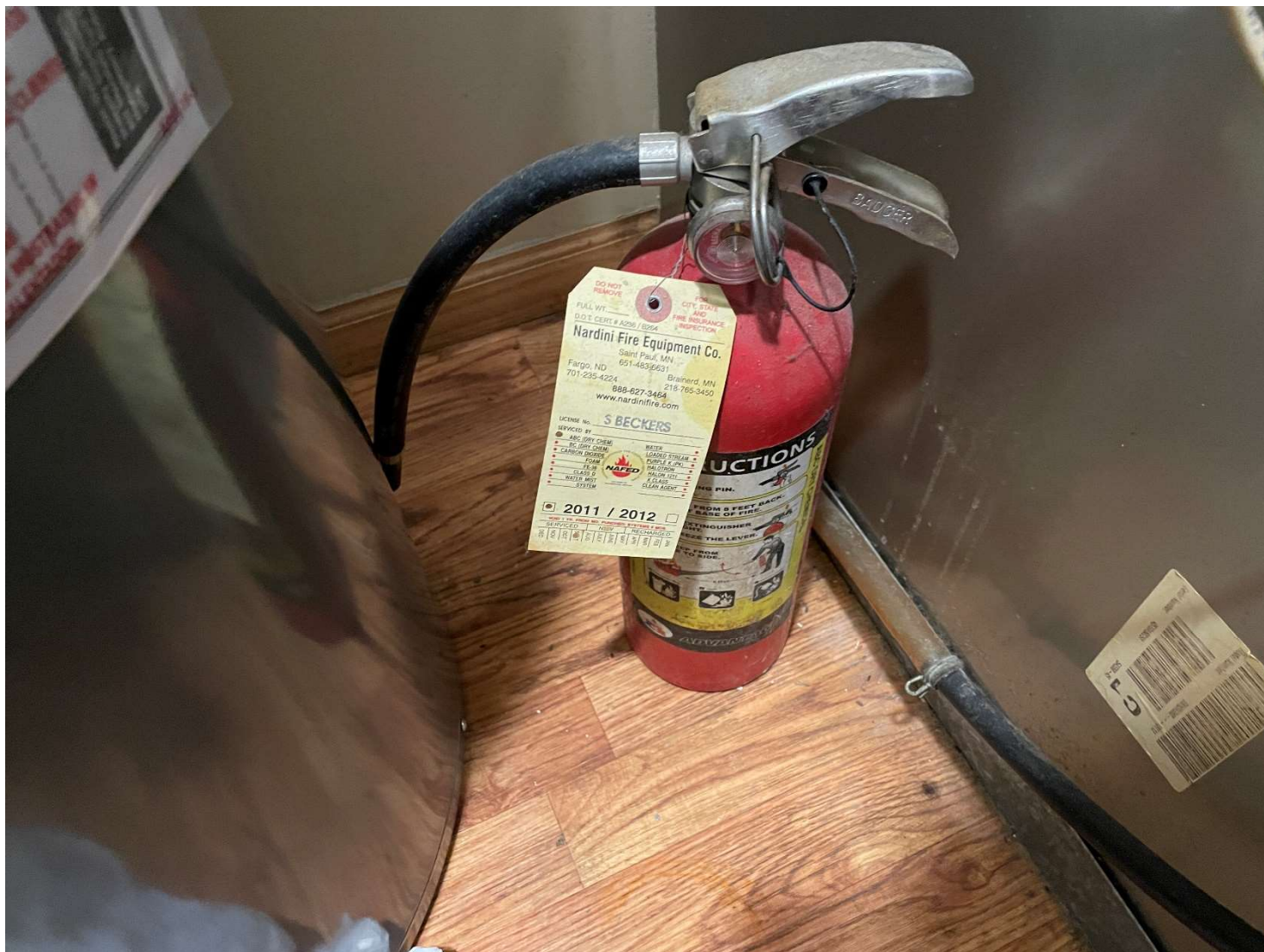
WARNING - Power supply must be shut off before removing access panels prior to adjusting thermostat(s) or thermostat temperature limiting control.

CAUTION - Risk of electric shock. Connect branch circuit equipment grounding means to water pipe where tank. Refer to the Use and Care Manual. **USE COPPER CONDUCTORS ONLY.**

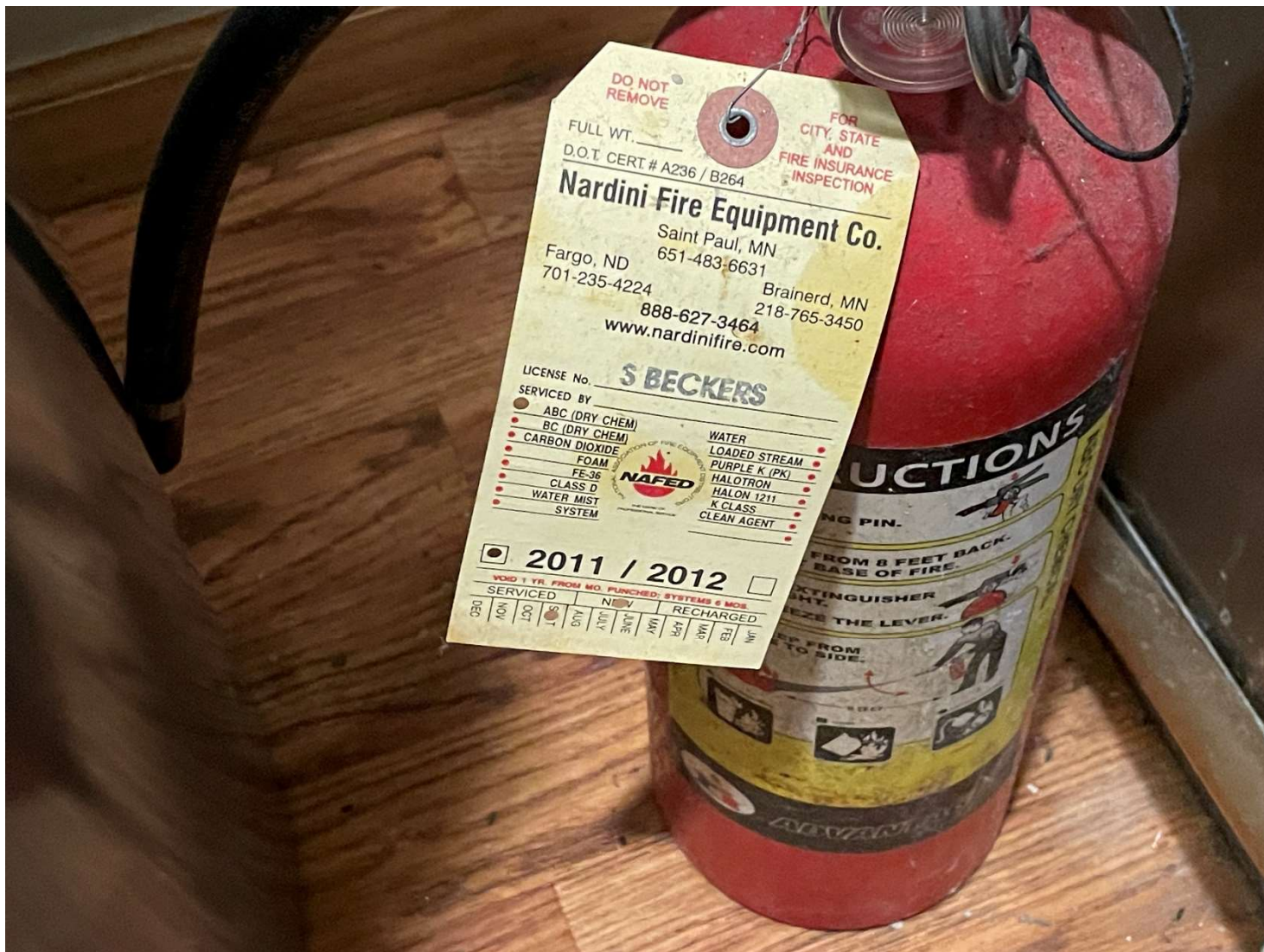
WARNING - Water leakage. Regardless of the material used for the tank, it is necessary to use a non-combustible material for the tank.



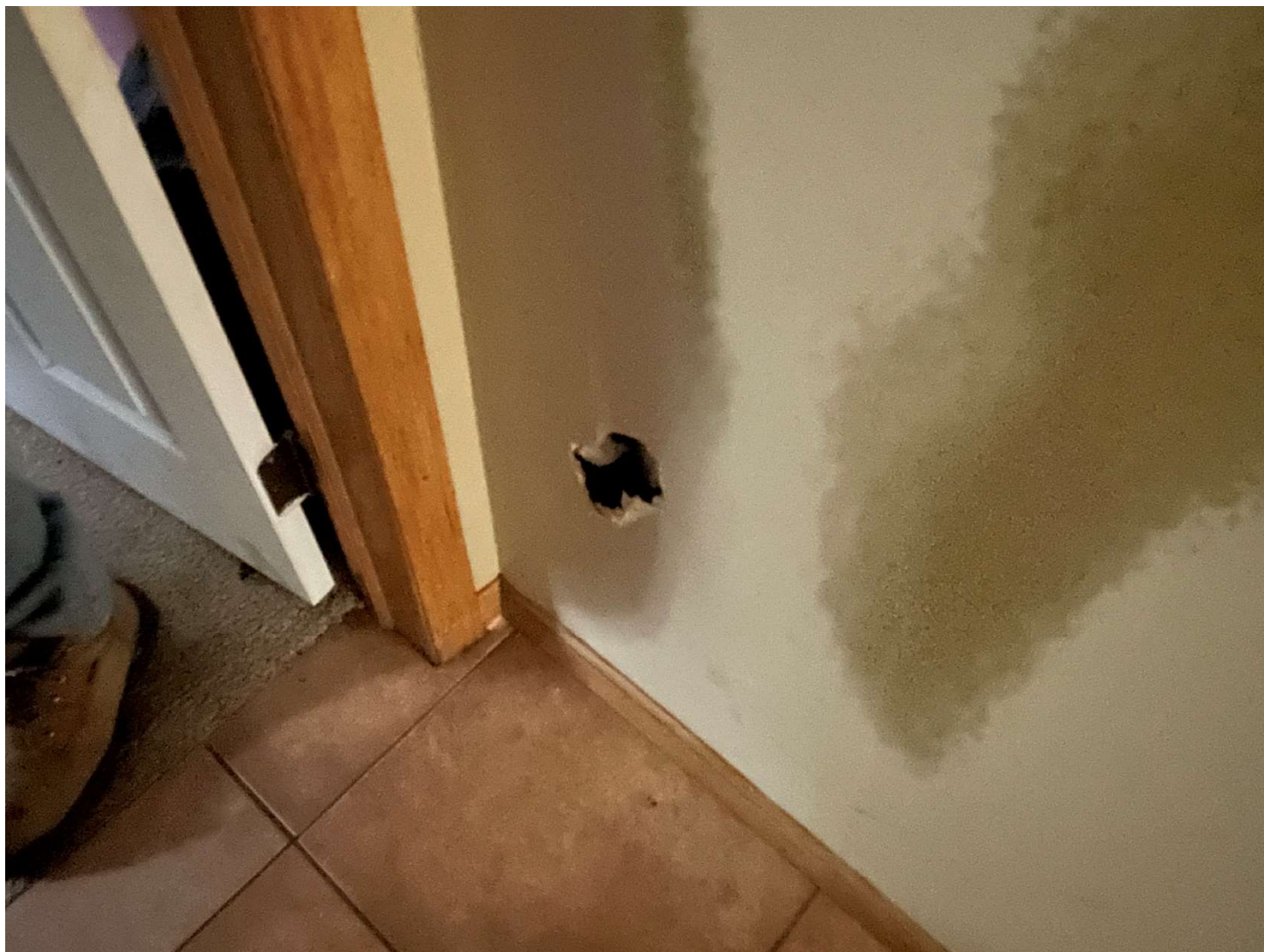
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49 Manitoba

06-06-2024 – Correction orders

07/03/2024 - Called RP and rescheduled due to issues at another property – DJC

08/05/2024 - Hung placard due to long term non-compliance and failure to allow access - no RP or PO present for RI on 08/02/2024, and no call back from RP after leaving VM - access orders issued – DJC

08/20/2024 - Arrived at property - RP maintenance representative is present - allowed access - performed inspection - correction items noted - RP indicates that they have reached out to a contractor regarding exterior repairs and painting - advised that I would need a copy of the contract with dates and times for completion of items – DJC

09/03/2024 - Arrived at property, RP maintenance is present and allowed access - all interior items corrected - exterior items remain - signed contract on file that states completion by 10/01/2024 - set RI for 10/01/20 – DJC

10/09/2024 - One unit remains uncertified as it is unoccupied and being refreshed - permit for water heater is still open - DJC