



CITY OF SAINT PAUL

375 Jackson Street, Suite 220
St Paul, Minnesota 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-9124
Web: www.stpaul.gov/dsi

September 13, 2018

Kati Evertz-Garcia
VIP Property Management
2303 WATERS DRIVE
MENDOTA HEIGHTS MN 55120-1163

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 872 PAYNE AVE
Ref. # 75769

Dear Property Representative:

Your building was inspected on September 13, 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 September 28, 2018 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. ALL WOOD - 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. -
2. 21 - MSFC 703.1 --Repair and maintain the door closer.
3. 21 door frame - MSFC 703.1 - Provide, repair or replace the fire rated door and assembly. The minimum rating must be: 1 hour-Repair and maintain the door frame.
4. 23 - Front entry door - MSFC 703.1 - Provide, repair or replace the fire rated door and assembly. The minimum rating must be: 1 hour-Repair and maintain the door frame.

5. 23 - bathroom door - SPLC 34.33 (3) - Repair and maintain the door in good condition. -
6. 23 - MSFC 703.1 - Provide and maintain fire rated wall construction with approved materials and methods. This work will require a permit(s). Call DSI at (651) 266-8989. The minimum rating must be: 1 hour-
7. 23 - MSFC 703.1, 1106.1 - Provide and maintain fire rated floor and/or ceiling construction with approved materials and methods. This work will require a permit(s). Call DSI at (651) 266-8989. The minimum rating must be: 1 hour-
8. 23 - 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. -Repair or replace and maintain an approved private toilet. This work may require a permit(s). Call LIEP at (651) 266-9090. Secure toilet to floor
9. 31 - MSFC 807.2 - Provide documentation that decorative materials have been treated and maintained with an approved flame retardant or remove decorative materials that do not meet the flame retardant requirements. -Remove all sheets blankets from all exit door ways
10. 31 - MSFC 1008.1.9.3 - Remove unapproved locks from the unit doors. The door must be openable from the inside without the use of keys or special knowledge or effort. Remove all sliding bolt locks. -
11. 32 - MSFC 1030.1 - Provide and maintain an approved escape window from each sleeping room or area, or discontinue use of area as a sleeping room. This work may require permit(s). Call DSI at (651) 266-8989.-
12. 32 - MSFC 1008.1.9.3 - Remove unapproved locks from the unit doors. The door must be openable from the inside without the use of keys or special knowledge or effort. Remove all sliding bolt locks-
13. 34 - Front entry door - MSFC 1030.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exit path. Remove all storage from behind front entry door. -
14. 34 - MSFC 605.4 - Discontinue use of all multi-plug adapters. You cannot piggy back power strips. -

15. 34 - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring. -
16. 872 - commercial - from apartments - - MSFC 703.1 - Repair and maintain the required fire resistive construction with approved materials and methods. This work m WILL require a permit(s). Call DSI at (651) 266-8989.-
17. 872 - SPLC SECTION 33.03 (a). Buildings and general construction. No person shall construct enlarge alter repair move demolish or change the occupancy of a building or structure without first obtaining a building permit from the building official
18. 872 - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.-
19. 872 - 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. -Repair or replace and maintain an approved private toilet. This work may require a permit(s). Call LIEP at (651) 266-9090. Secure toilet to floor.
20. 878 - MSFC 1008.1.9.3 - Remove unapproved locks from the unit doors. The door must be openable from the inside without the use of keys or special knowledge or effort. Exit door on the south wall has a bolder lock remove. -
21. 880 - Various locations - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring. -
22. 880 - MSFC 703.1 - Provide, repair or replace the fire rated door and assembly. The minimum rating must be: 1 HOUR-
23. 880 - SPLC 34.14 (3), MPC 4714.01 (T) - Provide and maintain a window or approved ventilation system in all bathrooms. Installation requires a permit-
24. All interior hallways - MSFC 1030.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exit path. -Remove all rugs shoes storage from all interior hallways a stairways.
25. Basement - Remove gas can - MN Stat 299F.18 - Immediately remove and discontinue excessive accumulation of combustibile materials. -
26. Basement - MSFC 605.1 -Provide a grounding jumper around the water meter. -

27. Basement - MSFC 605.6 - Provide all openings in junction boxes to be sealed. -
28. Basement - MSFC 313.1 - Fueled equipment, including but not limited to motorcycles, mopeds, lawn-care equipment and portable cooking equipment, shall not be stored, operator or repaired within a building. -
29. Hallway by unit 24 - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped. -
30. Stairway leading to basement - SPLC 34.10 (3), 34.34(2) - Provide an approved handrail. The top of the handrail must be between 34 and 38 inches above the treads and run the entire length of the stair. -
31. Throughout building - MSFC 1011.6.3 - Provide and maintain at least 60 minutes of illumination to the exit signs in case of primary power loss. -
32. Throughout building - MSFC 1104.5.3, 1006.3 - Provide and maintain an approved emergency lighting system. -
33. MSFC 605.5 - Remove electrical cords that extend through walls, ceiling, floors, under doors, or floors coverings, or are subjected to environmental or physical damage. -
34. MSFC 506.2 - Install a fire department keybox near the main entry at 7 feet high-
35. 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: 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 Inspector

Ref. # 75769