



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

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August 31, 2017

KEN DOYLE  
705 SUMMIT AVE  
ST PAUL MN 55105

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

RE: 705 SUMMIT AVE  
Ref. # 10987

Dear Property Representative:

Your building was determined to be a registered vacant building on August 28, 2017. 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. BASEMENT - LAUNDRY - 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.  
**-The dryer vent being used in the basement is not up to Mechanical code. Remove the vent and cap the opening where the vent terminates at the exterior of the building, or properly install under permit. Call DSI at (651) 266-8989.**
2. BOILER ROOM - 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.  
**-Boiler is leaking.**

3. CORRIDORS AND BASEMENT - THROUGHOUT - MSFC 703.1 - Repair and maintain the required fire resistive construction with approved materials and methods. This work may require a permit(s). Call DSI at (651) 266-8989.  
**-Several holes and penetrations throughout.**  
**-Vents covers were used to disguise penetrations.**  
**-Kitchen exhaust duct from main floor extending into unit above.**
4. ELECTRICAL ROOM - MSFC 703.1 - Provide, repair or replace the fire rated door and assembly.  
**-Replace the missing door into the electrical room under permit. Contact DSI at 651-266-8989.**
5. EXTERIOR - NORTH SIDE - 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.  
**-Remove the wood-sided doorway built onto the exterior stairway entering unit 2.**
6. EXTERIOR - THROUGHOUT - SPLC 34.09 (4), 34.33 (3) -Provide or repair and maintain the window screens, **where broken or missing.**
7. EXTERIOR - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window glass, **where broken or missing.**
8. MAIN ENTRY - SPLC 34.09 (3), 34.33(2) - Repair or replace the unsafe stairways, porch, decks or railings in an approved manner. This work may require a permit(s). Call DSI at (651) 266-8989.  
**-Due to settling, front steps are uneven and a trip hazard.**
9. PORTICO - SPLC 34.09 (2), 34.33 (1) - Provide and maintained the roof weather tight and free from defects.  
**-South column has been turned from its original position.**
10. THROUGHOUT - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner.  
**-Carpet is heavily stained and soiled in common areas.**  
**-Unit 5 carpet is missing in portions of the unit. Other areas are urine soaked.**
11. THROUGHOUT - SPLC 34.33 (3) - Repair and maintain the doors in good condition.  
**-Replace missing hardware and latching mechanisms.**
12. THROUGHOUT - MN Stat. 299F.362 - Immediately provide and maintain a smoke detectors.  
**-Several missing smoke alarms throughout.**  
**-Tape found on smoke alarms.**  
**-Smoke alarm in the hallways are improperly installed too close to the wall and ceiling.**

13. UNIT 1 - BATHROOM - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner.
14. UNIT 1 - BATHROOM - SPLC 34.10 (7), 34.17 (5) - Repair or replace and maintain the woodwork in an approved manner.
15. UNIT 1 - KITCHEN AREA - MSFC 605.1 - Remove unapproved exposed wiring and install in accordance with the electrical code. This work may require a permit(s). Call DSI at (651) 266-8989.
16. UNIT 1 - MPC 707.4. - Repair the clogged drain line.  
**-Bathtub is clogged.**
17. UNIT 2 - FRONT DOOR - SPLC 34.33 (3) - Repair and maintain the door in good condition.
18. UNIT 2 - SPLC 34.10 (1) - Abate and maintain the basement reasonably free from dampness and free of mold and mildew.  
**-Unit is very damp. There is a strong smell of mold and mildew. Identify the source of the water infiltration and abate the issue.**
19. UNIT 4 - MSFC 1030.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exit path.  
**-Remove the air conditioner, furniture and electronics blocking the bedroom escape windows.**
20. UNIT 4 - MSFC 315.3 - Provide and maintain orderly storage of materials.  
**-Unit is cluttered and difficult to walk through.**
21. UNIT 4 - SPLC 34.08 (1), 34.34 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.  
**-Clean the unit. Diapers, trash, excessive clutter on the floor.**
22. UNIT 5 - SPLC 34.08 (1), 34.34 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.  
**-Unit smells of animal urine. Clean and sanitize throughout.**
23. UNIT 6 - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner.  
**-Wood flooring is separated.**
24. UNIT 7 - BEDROOM OFF KITCHEN - 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.  
**-Escape window hardware is broken and window does not properly function.**

25. UNIT 7 - REAR DOOR - MSFC 703.1 - Provide, repair or replace the fire rated door and assembly.

**-Repair and maintain the door closer. Repair and maintain the door latch.**

26. UNITS 2, 5, and 6 - SPLC 40.06 - Uncertified portions of the building must not be occupied until inspected and approved by this office.

**-Units 2, 5, and 6 are currently vacant. These units must remain vacant and cannot be reoccupied until inspected and approved by this office.**

27. Unit 2 - KITCHEN - SPLC 34.10 (7) - Repair and maintain the cabinets and drawers in an approved manner.

**-Cabinet repair not completed. Doors still do not properly close.**

28. SPLC 34.08 (2) - Provide and maintain the property grade to slope away from the building to minimize the accumulation of water near the building. This work may require a permit(s). Call DSI at (651) 266-8989.

29. SPLC 40 - Building is being revoked for long-term noncompliance, and failure to maintain the Fire Certificate of Occupancy.

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: [adrian.neis@ci.stpaul.mn.us](mailto:adrian.neis@ci.stpaul.mn.us) or call me at 651-266-8992 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

A.J. Neis  
Fire Inspector

Ref. # 10987