



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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June 8, 2016

CHANG PROPERTIES LLC
1155 Karth Lake Dr
Arden Hills MN 55112-5757

FIRE INSPECTION CORRECTION NOTICE

RE: 606 LAFOND AVE
Ref. #121692
Residential Class: C

Dear Property Representative:

Your building was inspected on June 8, 2016 for the Legislative Hearing on June 7, 2016.

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 June 20, 2016 at 10:30am.**

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. EXTERIOR - SPLC 34.09 (1) b,c, 34.33 (1) b, c - 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. -Scrape and paint the trim where needed.
2. EXTERIOR - 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 651-266-9090. -Rear parking surface is mud and dirt. There is evidence of a deteriorated concrete parking area that was removed.

3. EXTERIOR - SPLC 34.09 (3), 34.33 (3) -Provide or repair and maintain the window screens, where broken or missing.
4. EXTERIOR - SPLC 34.08 (3) - Provide and maintain suitable ground cover on all exterior areas to control erosion. -Seed or sod where needed.
5. EXTERIOR - SPLC 34.08 (10) - Repair, replace and maintain exterior sidewalks, walkways and stairs. -Repair or replace the broken portions of the sidewalk creating a trip hazard.
6. **LOWER UNIT - SPLC 40- Uncertified portions of the building must not be occupied until inspected and approved by this office. -Lower unit cannot be occupied until ALL repairs are made and the unit is inspected and approved by this office.**
7. LOWER UNIT - SPLC 34.10 (5), 34.33 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.
8. LOWER UNIT - Ext. Door SPLC 34.09 (3), 34.33 (3) - Repair and maintain the doors in good condition.
9. LOWER UNIT - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls in an approved manner.
10. LOWER UNIT - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the floor in an approved manner.
11. LOWER UNIT - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the ceiling in an approved manner.
12. LOWER UNIT - SPLC 34.10 (7), 34.33 (6) - Repair or replace and maintain the woodwork in an approved manner.
13. UPPER UNIT - SOUTH ROOM - MSFC 315.2 - Provide and maintain orderly storage of materials.
14. UPPER UNIT - MSFC 1003.3.1.8 - Remove unapproved locks from the exit doors. The door must be openable from the inside without the use of keys or special knowledge or effort. -Remove all unapproved slide bolt and hasp locks.
15. UPPER UNIT - Ext. Door SPLC 34.09 (3), 34.33 (3) - Repair and maintain the door in good condition. -Replace the broken door in the upper unit.

16. UPPER UNIT - MSFC 703 - Provide, repair or replace the fire rated door and assembly. The minimum rating must be: 20 minutes. -The existing front door is damaged beyond repair.
Replace with a new fire rated door under permit. Contact DSI at 651-266-8989.

17. UPPER UNIT - SPLC 34.10 (5), 34.33 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition. -Thoroughly clean the unit. -Clean and sanitize the carpet.

18. UPPER UNIT - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the floor in an approved manner. -Replace the carpeting in the rear porch.

19. UPPER UNIT - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the cabinets in an approved manner. -Replace the missing cabinet drawers.

20. UPPER UNIT - SPLC 34.10 (7), 34.33 (6) - Repair or replace and maintain the woodwork in an approved manner. -Repair or replace the interior doors that are damaged.

21. SPLC 40.04 (5) The owner of a building used for residential occupancy who is applying for their FIRST Fire Certificate of Occupancy, must complete the Department of Safety and Inspection Landlord 101 course, or other landlord training program approved by the Department of Safety and Inspections.

The training must have occurred within the last two years and the owner must submit a certificate of attendance or provide verification of enrollment in the next scheduled class to the Fire Inspection Division-DSI.

This requirement shall not apply to an owner who has held a Fire Certificate of Occupancy on another residential property in Saint Paul prior to April 30, 2009.

For more information on Landlord 101, or to receive registration materials, please visit our webpage at: www.stpaul.gov/cofo

Or, contact Fire Safety Inspector Leanna Shaff by email: leanna.shaff@ci.stpaul.mn.us or phone: (651) 266-8980. -Property owner to attend next session.

22. 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: adrian.neis@ci.stpaul.mn.us or call me at 651-266-8992 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,

A.J. Neis
Fire Inspection Supervisor

Reference Number 121692

CC: Laura Huesby, Fire Safety Inspector
Matt Dornfeld, Vacant Buildings Supervisor
Marcia Moermond, Legislative Hearing Officer