



CITY OF SAINT PAUL
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August 19, 2014

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FIRE INSPECTION CORRECTION NOTICE

RE: 859 CASE AVE
Ref. #116103
Residential Class: C

Dear Property Representative:

Your building was inspected on July 28, 2014 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 September 18, 2014 at 1:00 pm.

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. 2nd Floor - Bathroom Toilet - SPLC 34.11, MSBC 2902.1, SPLC 34.17, MSPC 415.0220
- Repair or replace and maintain all parts of the plumbing system to an operational condition.-Repair or replace and maintain an approved private toilet. Bathroom toilet is not flushing properly and is running too long.

Deadline: 10/10/14 under permit, per LHO on 9/8/14

2. 2nd Floor - Northeast Bedroom - SPLC 34.12 (2), SPLC 34.36 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition to properly and

safely perform their intended function in accordance with the provisions of the applicable code. -Repair and replace door handles on north door.

Deadline: 9/18/14, per LHO on 9/8/14

3. 2nd Floor - South Bedroom - SPLC 34.13 (1) - Provide and maintain all habitable areas with a ceiling height of 7 feet over 1/2 the floor area.-Room is less than 62 square feet and may not be occupied as a legal sleeping room.

Deadline: 9/18/14, per LHO on 9/8/14

3. Basement - Staircase - SPLC 34.10 (3), 34.33(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.-Missing handrail on basement staircase.

Deadline: 9/18/14, per LHO on 9/8/14

5. Basement - Storage - UMC 1346.703 - Provide 30 inches clearance around all mechanical equipment.-Remove storage around water heater and furnace.

Deadline: 9/18/14, per LHO on 9/8/14

6. Basement - Throughout - MSFC 315.2 - Provide and maintain orderly storage of materials.-Remove storage underneath staircase and above ceiling pipes.

Deadline: 9/18/14, per LHO on 9/8/14

7. Basement - Walls - SPLC 34.10 (1) - Abate and maintain the basement reasonably free from dampness and free of mold and mildew.

Deadline: 4/1/15 for sump pump and immediately run dehumidifier continuously, except for the months of November – December, per LHO on 9/8/14

8. Basement - Wash Sink - SPLC 34.11, MSBC 2902.1, SPLC 34.17, MSPC 415.0220 - Repair or replace and maintain all parts of the plumbing system to an operational condition.-Repair, replace or remove plumbing fixture on wash sink in basement.

Deadline: 10/10/14 under permit, per LHO on 9/8/14

9. Dining Room - East Wall - MSFC 605.4 - Discontinue use of all multi-plug adapters.- Remove multi plug adapter.

Deadline: 9/18/14, per LHO on 9/8/14

10. Exterior - Back Yard - SPLC 34.08 (1), 34.31 (1) - All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces.-Remove trash and scattered debris on back side of house.

Deadline: 9/18/14, per LHO on 9/8/14

11. Exterior - Grading and Drainage - 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) 266-9090.-Under permit replace grading and drainage around the house. Water is draining into east neighbors basement.

Deadline: 11/1/14 for drainage around house (noting there needs to be greater clearance for gas meter area; and grant appeal on drainage to neighbor's property, per LHO on 9/8/14

12. Exterior - House - SPLC 34.09 (3), 34.33 (3) -Provide or repair and maintain the window screen.-Repair and replace with frame fitting screens and storm windows throughout.

Deadline: 9/18/14, per LHO on 9/8/14

13. Exterior - Parking Lot - 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.-Replace and remove unauthorized class five gravel and install proper parking slab on back side of house.

Deadline: 6/1/15, per LHO on 9/8/14

14. House - Foundation Walls - SPLC 34.09 (1) a, 34.32 (1) a - Provide and maintain foundation elements to adequately support this building at all points.-Seal and repair holes along foundation walls. Water leaking into basement.

Deadline: 4/1/15, per LHO on 9/8/14

15. Interior - Multiple Areas - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.-Throughout

Deadline: 9/18/14, per LHO on 9/8/14

16. Interior - Multiple Areas - SPLC 34.14 (2), 34.34 (5) - Provide an approved electrical service adequate to meet the building's needs. This work may require a permit(s), call DSI at (651) 266-9090.-Have a licensed contractor test and replace inoperable wall outlets in multiple rooms throughout the house.

Deadline: 10/1//14, per LHO on 9/8/14

17. Interior - Multiple Areas - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped.-Replace missing light covers throughout unit.

Deadline: 9/18/14, per LHO on 9/8/14

18. Kitchen - North Storage Room - SPLC 34.10 (2), 34.33 - Repair and maintain the damaged structural member. This repair may require a building permit, call DSI at (651) 266-9090.-Wall falling down. Hire a licensed contractor to inspect and repair failing wall.

Deadline: to be reviewed on 9/18/14 by supervisor, per LHO on 9/8/14

19. Kitchen - Sink Piping - SPLC 34.11, MSBC 2902.1, SPLC 34.17, MSPC 415.0220 - Repair or replace and maintain all parts of the plumbing system to an operational condition.-Repair leaking kitchen piping underneath kitchen sink.

Deadline: 10/1/14, per LHO on 9/8/14

20. Living Room - South Window - SPLC 34.12 (2), SPLC 34.36 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition to properly and safely perform their intended function in accordance with the provisions of the applicable code. -Replace broken interior living room window.

Deadline: 9/18/14, per LHO on 9/8/14

21. North Exterior - Door Jamb - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door frame.-Replace damaged door jamb/frame and missing weather stripping.

Deadline: 9/18/14, per LHO on 9/8/14

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: sean.westenhofer@ci.stpaul.mn.us or call me at 651-266-8982 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,

Sean Westenhofer
Fire Inspector
Ref. # 116103