



June 27, 2023

DORREE ADELMANN
Gregory Adelman
8000 18TH ST W
SAINT LOUIS PARK MN 55426

Revocation of Fire Certificate of Occupancy

RE: 355 COOK AVE E
Ref. # 107748

Dear Property Representative:

Your building was determined to be a registered vacant building on June 27, 2023 and referred to the Vacant Building Program. 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.

DEFICIENCY LIST

1. Basement - SPLC 34.09 (2)(a), 34.33 (1)(a) - Provide and maintain foundation elements to adequately support this building at all points. Basement walls cracked, large holes, missing mortar.
2. Basement - SPLC 34.10 (1) - Abate and maintain the basement reasonably free from dampness and free of mold and mildew.
3. Basement door - 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. Knob missing
4. Exterior - Front stairs - SPLC 34.09 (3), 34.33(2) - Repair or replace the damaged handrail in an approved manner. This work may require a permit(s). Call DSI at (651) 266-8989.-Handrails has rotted wood and peeling paint.
5. Exterior - Throughout - SPLC 34.09 (1)(2)(a), 34.33 (1)(b) - 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. Soffit and fascia have holes, rotted wood and peeling paint.

6. Exterior - Throughout - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window frame. Window frames have rotted wood and peeling paint.
7. Exterior - SPLC 34.09 (1)(2)(a), 34.33 (1)(b) - 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. Siding is damaged in multiple places.
8. Exterior - SPLC 34.09 (2)(b), 34.33 (1)(d) - Provide and maintained the roof weather tight and free from defects. Shingles are deteriorating, curling and damaged.
9. Front door - SPLC 34.09(4), 34.33 (3) - Repair and maintain the door in good condition. Door has peeling paint and broken window.
10. Front door - SPLC 34.09 (4)(i), 34.33 (3) - Repair and maintain the door frame. Frame is broken, wood missing.
11. 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.-SE pillar supporting roof is leaning and pulling away.
12. Lower - kitchen - SPLC 34.10 (7) - Repair and maintain the cabinets in an approved manner. Damaged and missing drawer. Sink base cabinet shelving damaged.
13. Lower - multiple locations - MSFC 604.1- All light fixtures shall be maintained with protective globes if originally equipped.
14. Lower - throughout - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. Holes, cracks, chips and peeling paint.
15. Lower - throughout - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner. Holes, cracks, chips and peeling paint.
16. Lower - 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. Bathroom sink faucet drips.

17. Rear storm door - SPLC 34.09(4), 34.33 (3) - Repair and maintain the door in good condition. Lower half damaged.
18. Upper - Multiple locations - MSFC 604.1- All light fixtures shall be maintained with protective globes if originally equipped.
19. Upper - throughout - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. Holes, cracks, chips and peeling paint,, smoke damage.
20. Upper - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner. Holes, cracks, chips and peeling paint, smoke damage.
21. Exterior - SPLC 34.09 (2)(a), 34.33 (1)(a) - Provide and maintain foundation elements to adequately support this building at all points.-Mortar missing or deteriorated.
22. 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. Fence is missing pickets.
23. SPLC 34.09(4), 34.33 (3) - Repair and maintain the door in good condition. Storm door leaf missing, but framing is in place.
24. SPLC 39.02(c) - Complete and sign the smoke alarm affidavit and return it to this office.
25. **Revocation is due to long term non-compliance. Structure is unoccupied.**

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: leanna.shaff@ci.stpaul.mn.us or call me at 651-266-8980 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Leanna Shaff
Fire Safety Inspector