



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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February 3, 2012

GUARDIAN PROPERTY MANAGEMENT
JOSEPH KUMMER
708 CLEVELAND AVE SW STE 160NEW BRIGHTON MN 55112

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 698 DESOTO ST
Ref. # 111867

Dear Property Representative:

Since you have failed to comply with the applicable requirements, it has become necessary to revoke the Certificate of Occupancy in accordance with Section 4033.05 of the Saint Paul Legislative Code. A reinspection will be made on March 1, 2012 at 10:00 am. All repairs must be made by this date 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. EXTERIOR - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window frames.
2. EXTERIOR - SPLC 34.09 (3), 34.32 (3) - Provide or repair and maintain the window screens.
3. EXTERIOR - SPLC 34.08 (1), 34.31 (1) - All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces.
4. EXTERIOR - SPLC 34.09 (2), 34.32(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) 266-9090.
5. EXTERIOR - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window glass.

6. INTERIOR - BOTH UNITS - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.-Provide working smoke detectors for both units within 24 hours.
7. INTERIOR - BOTH UNITS - MN State Statute 299F.50 Immediately provide and maintain an approved Carbon Monoxide Alarm in a location within ten (10) feet of each sleeping area. Installation shall be in accordance with manufacturer's instructions. -Provide working Carbon Monoxide detectors within 24 hours.
8. INTERIOR - BOTH UNITS - MSFC 308.2.1 - No person shall throw or place, or cause to be thrown or placed, a lighted match, cigar, cigarette, matches, or other flaming or glowing substance or object on any surface or article where it can cause an unwanted fire.-Immediately discontinue use of incense stuck in door frames in both units.
9. INTERIOR - BOTH UNITS - SPLC 34.10 (5), 34.33 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.
10. INTERIOR - BOTH UNITS - SPLC 34.10 (6), 34.33 (5) - Exterminate and control insects, rodents or other pests. Provide documentation of extermination.-There is evidence of a rodent infestation. Professionally exterminate and provide documentation to inspector.
11. INTERIOR - BOTH UNITS - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the doors in good condition.-Repair front unit door and bedroom door that have loose hinges, in Unit 1. Repair bathroom door that is off the hinges in Unit 2.
12. INTERIOR - UNIT 1 - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the floor in an approved manner.-Repair or replace the carpeting.
13. INTERIOR - UNIT 1 - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the walls in an approved manner.-Paint the walls.
14. INTERIOR - UNIT 1 - MSFC 1011.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exitway.-Make bedroom window fully operable. Remove all items obstructing bedroom windows. Unable to measure egress windows due to obstructions.
15. INTERIOR - UNIT 1 - SPLC 34.12 (2), 34.35 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition.-Reattach wall vents.
16. INTERIOR - UNIT 1 - SPLC 34.10 (4), 34.33 (3) - Provide a bathroom floor impervious to water.
17. INTERIOR - UNIT 1 - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 415.0220 - Repair or replace and maintain the plumbing fixture to an operational condition.-Repair slow drains in sink and bathtub in a professional manner.
18. INTERIOR - UNIT 1 - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the ceiling in an approved manner.-Repair water damaged bathroom ceiling in a professional manner.

19. INTERIOR - UNIT 2 - SPLC 34.14 (2), 34.34 (5) - Provide an approved electrical service adequate to meet the buildings needs. This work may require a permit(s), call DSI at (651) 266-9090.-Failure to restore electrical service has resulted in condemnation. Unit 2 must be vacated by October 10, 2011.
20. INTERIOR - UNIT 2 - SPLC 34.23, MSFC 110.1 - This occupancy is condemned as unfit for human habitation. This occupancy must not be used until re-inspected and approved by this office.-Failure to restore electrical service has resulted in condemnation. Unit 2 must be vacated by October 10, 2011.
21. INTERIOR - UNIT 2 - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.
22. INTERIOR - UNIT 2 - MSFC1026.1 - Provide and maintain an approved escape window from each sleeping room. The minimum size must be 5 square feet of glazed area with a minimum of 24 inches of openable height and 20 inches of openable width. With a finished sill height not more than 48 inches. This work may require permit(s). Call DSI at (651)- 266-9090. Refer to the Escape Windows for Residential Occupancies handout for more information.- Window in west bedroom of Unit 2 measured 19 inches openable height x 24 inches openable width. Window in north bedroom of Unit 2 measured 14 inches openable height x 24.5 inches openable width.
23. INTERIOR - UNIT 2 - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.
24. INTERIOR - UNIT 2 - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the walls in an approved manner.-Repair hole in living room wall, and replace plumbing access panel in bathroom, in a professional manner.
25. INTERIOR - UNIT 2 - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the cabinets in an approved manner.-Replace damaged base of cabinet under kitchen sink in a professional manner.
26. INTERIOR - UNIT 2 - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the floor in an approved manner.-Repair kitchen floor in a professional manner.
27. INTERIOR - UNIT 2 - SPLC 33.05 - Uncertified portions of the building must not be occupied until inspected and approved by this office.
28. INTERIOR - MSFC 1011.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exitway.-Remove tire and other junk from front entry, all junk outside front door of Unit 2, and all junk from rear exterior stairway, and dispose of properly.
29. INTERIOR - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped.
30. SPLC 34.11 (6), 34.34 (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.

31. SPLC 39.02(c) - Complete and sign the provided 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: (651-266-8688) 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 - 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. # 111867