



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

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January 18, 2012

Tahoe Holdings LLC  
77 - 198 MALIKO ST  
KAI LUA - KONA HI 96740

### **Revocation of Fire Certificate of Occupancy**

RE: 112 LARPENTEUR AVE W

Dear Property Representative:

Your building was determined to be a registered vacant building on January 18, 2012. 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. ALL 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 manufacturers instructions.
2. EXTERIOR - NEAR BACK DOOR - SPLC 34.12 (2), 34.35 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition.-PROVIDE WEATHER COVER FOR ELECTRICAL OUTLET.
3. EXTERIOR - NEAR BACK DOOR GOING TO GARAGE - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.
4. EXTERIOR - NEAR BACK DOOR GOING TO UNIT 10 - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.-IMMEDIATELY DISCONTINUE USE OF EXTENSION CORD PLUGGED INTO THE OUTLET IN LAUNDRY ROOM, RAN OUT THE WINDOW AND UP TO UNIT 10
5. FURNACE ROOM - SPLC 34.12 (2), 34.35 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition.-PROVIDE COVERS FOR BOTH VENTS
6. HALLWAY - 2ND FLOOR BACK - MSFC 901.8.1 - It shall be unlawful for any person to remove, tamper with or otherwise disturb FIRE EXTINGUISHERS-FIRE EXTINGUISHER CASE HAS BROKEN GLASS. REPLACE GLASS.
7. HALLWAY - MSFC 901.6 - Have fire extinguisher recharged and tagged.

8. HALLWAY - MSFC 1010.1, 1003.3.1.9 - Provide and maintain approved panic release hardware on all exit doors.-PROVIDE PANIC RELEASE HARDWARE FOR ALL HALL DOORS, OR ENSURE THAT THE DOORS STAY CLOSED AND ARE NOT BEING PROPPED OPEN BY ROCKS, OR ANY OTHER OBJECTS.
9. INTERIOR - NEAR DINING ROOM WINDOW - SPLC 33.05 - Uncertified portions of the building must not be occupied until inspected and approved by this office.-Have all permits approved.
10. LAUNDRY ROOM - NEAR DRYER VENT - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the ceiling in an approved manner.-REPAIR HOLE IN CEILING.
11. PAPERWORK - 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.
12. PAPERWORK - SPLC 39.02(c) - Complete and sign the provided smoke detector affidavit and return it to this office.
13. STORAGE LOCKERS - SPLC 34.10 (5), 34.33 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.
14. UNIT 01 - BEDROOM - MSFC 1003.3.1.8 - Remove unapproved locks from the unit doors. The door must be operable from the inside without the use of keys or special knowledge or effort.
15. UNIT 01 - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.
16. UNIT 02 - BATHROOM - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the walls in an approved manner.-REPLACE MISSING TILES. REPAIR HOLE NEAR BATHTUB.
17. UNIT 02 - BEDROOM - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door in good condition.-REPAIR BEDROOM DOOR.
18. UNIT 03 - BEDROOM 2 - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the floor in an approved manner.-REPAIR BASEBOARD.
19. UNIT 03 - DINING ROOM - SPLC 34.09 (3), 34.32 (3) - Provide or repair and maintain the window screen.
20. UNIT 04 - BATHROOM - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the ceiling in an approved manner.
21. UNIT 04 - BATHROOM - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the walls in an approved manner.
22. UNIT 04 - BATHROOM - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 415.0220 - Repair or replace and maintain the plumbing fixture to an operational condition.-BATHROOM SINK IS DRIPPING. REPAIR.
23. UNIT 04 - BEDROOM 2 - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the walls in an approved manner.-REPAIR WATER DAMAGED WALL.

24. UNIT 04 - KITCHEN - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the cabinets in an approved manner.-Repair or replace the damaged or missing drawer.
25. UNIT 04 - LIVING ROOM - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the walls in an approved manner.-PROPERLY COVER THE SPACE IN WALL FOR AIR CONDITIONER. CURRENTLY, THERE IS A RUBBER LID IN PLACE, BUT EXTERIOR IS STILL OPEN.
26. UNIT 04 - LIVING ROOM - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door in good condition.-REPAIR HANDLE ON SLIDING DOOR.
27. UNIT 04 - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.
28. UNIT 05 - BEDROOM - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the walls in an approved manner.-REMOVE ALL MOLD LIKE SUBSTANCE FROM WALL.
29. UNIT 05 - SPLC 34.13 (2), (3), SPLC 34.17 (2) - Reduce and maintain the number of occupants in the unit to: 3
30. UNIT 06 - SPLC 34.19 - Provide access to the inspector to all areas of the building.-TENANT (MANAGER) NOT HOME AT TIME OF INSPECTION. INSPECTOR WAS UNABLE TO GAIN ACCESS.
31. UNIT 07 - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped.
32. UNIT 08 - BEDROOM - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped.
33. UNIT 08 - NEAR DINING ROOM WINDOW - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the walls in an approved manner.
34. UNIT 08 - SPLC 34.10 (6), 34.33 (5) - Exterminate and control insects, rodents or other pests. Provide documentation of extermination.-THIS UNIT HAS AN INFESTATION OF BED BUGS. PROFESSIONALLY EXTERMINATE THIS UNIT AND ALL SURROUNDING UNITS.
35. UNIT 09 - MASTER BEDROOM - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the floor in an approved manner.-REMOVE ALL MOLD LIKE SUBSTANCE ON WALL.
36. UNIT 09 - NEAR AIR CONDITIONER - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the floor in an approved manner.-REPAIR CARPETING UNDER AIR CONDITIONER.
37. UNIT 09 - WALL NEAR AIR CONDITIONER - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the walls in an approved manner.
38. UNIT 10 - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.
39. UNIT 11 - BEDROOM 2 - SPLC 34.09 (3), 34.32 (3) - Provide or repair and maintain the window screen.

40. UNIT 11 - MASTER BEDROOM - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window glass.
41. UNIT 11 - NEAR DINING ROOM WINDOW - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the walls in an approved manner.
42. UNIT 11 - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.
43. UNIT 11 - SPLC 34.14 (3), MPC 4715.200.T - Provide and maintain a window or approved ventilation system in all bathrooms.-REPAIR PREVIOUSLY INSTALLED BATHROOM FAN

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: [lisa.martin@ci.stpaul.mn.us](mailto:lisa.martin@ci.stpaul.mn.us) or call me at 651-266-8988 between 6:30 - 8:30 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,  
Lisa Martin  
Fire Inspector