



January 26<sup>th</sup> 2026

CORRIDOR PROPERTIES, LLC  
1360 UNIVERSITY AVE W SUITE 104-342  
ST PAUL MN 55104

## **FIRE INSPECTION CORRECTION NOTICE**

RE: 104 Dale st N

Dear Property Representative:

Your building was inspected on January 26<sup>th</sup>, 2026 in response to a referral. You are hereby notified that the following deficiency list must be corrected immediately.

**A re-inspection will be made on January 30<sup>th</sup> at 11:00am**

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. SPLC 34.23 (1) - Whenever an enforcement officer finds that any dwelling unit, structure or portion thereof constitutes a hazard to the health, safety or welfare of the occupants or to the public for any of the reasons enumerated in this chapter, including those violations defined herein as constituting material endangerment, but which structure does not constitute a dangerous structure, the officer may take action to condemn the unit or structure as being unfit for occupancy. **Condemned for reasons including but not limited to: failure to maintain a minimum temperature of 68 Degrees.**

2. SPLC 34.23 (6) Any dwelling unit, structure or portion thereof which has been condemned or placarded as unfit for occupancy shall be vacated within the time set forth in the placard and/or order. No person shall occupy or let for occupancy any structure which is condemned. – **Property shall be vacated no later than 01/30/2026 at 11:59pm, or heating services restored and able to maintain a minimum temperature of 68 degrees in all habitable spaces.**
  
3. SPLC 34.11 (6) - Every residential building or residential portion of a building shall have heating facilities that are properly installed, safely maintained and in good working condition, and capable of safely and adequately heating all habitable rooms, bathrooms and toilet rooms located therein to a temperature of at least sixty-eight (68) degrees Fahrenheit with an outside temperature of minus twenty (-20) degrees Fahrenheit. The owner shall maintain a minimum room temperature of sixty-eight (68) degrees Fahrenheit. -  
**Minimum temperature of 68 degrees is not being maintained, even with assistance from space heaters.**
  
4. SPLC 34.11 (1) In every structure, every water line, plumbing fixture, drain, stack, waste, vent and sewer line shall be properly installed, connected and maintained in proper working order, and must be kept free from obstructions, leaks and defects and capable of performing the function for which it was designed and installed. –  
**Water leak under kitchen sink.**
  
5. MMFGC 614.6 - Exhaust ducts shall have a smooth interior finish and shall be constructed of metal a minimum 0.016 inch (0.4 mm) thick. The exhaust duct size shall be 4 inches (102 mm) nominal in diameter. Exhaust ducts shall be supported at 4-foot (1219 mm) intervals and secured in place. The insert end of the duct shall extend into the adjoining duct or fitting in the direction of airflow. Ducts shall not be joined with screws or similar fasteners that protrude into the inside of the duct. –  
**Dryer duct does not appear to have a smooth interior finish and is allowing for lint and exhaust to leak into the home.**
  
6. Throughout - SPLC 34.10 (7) All interior walls, floors, ceiling, woodwork and cabinets must be maintained in a sound condition and in a professional state of maintenance and repair. –
  - A. **Holes in walls throughout building.**
  - B. **Main floor master bedroom is missing door trim**

7. SPLC 34.09 (4) Every window, exterior door and basement hatchway shall be substantially tight and shall be kept in a professional state of maintenance and repair.
  - A. Storm door facing Ashland ave is missing door closer.**
  - B. Multiple windows do not appear to be closing properly/fit in their frame.**
  - C. Multiple windows with missing or damaged screens**
  - D. Bay window has trim piece falling/bowing off.**
  
8. All sidewalks, walkways and exterior stairs shall be maintained in a professional state of maintenance and repair, free of defects and hazards.  
**Private driveway, private sidewalks and public sidewalks are covered in a thick layer of ice creating an unsafe walking surface.**

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: [Alex.Dravis@ci.stpaul.mn.us](mailto:Alex.Dravis@ci.stpaul.mn.us) or call me at 651-266-9149 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,

Alex Dravis  
Fire Safety Inspector