



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220 Telephone: 651-266-8989
Saint Paul, MN 55101-1806 Fax: 651-266-8951

August 23, 2010

Georgina Y Stephens/Larry Alexander
224 Avon St N
St Paul MN 55104-6628

CORRECTION NOTICE - COMPLAINT INSPECTION

RE: 224 AVON ST N

Dear Property Representative:

A referral has been made to our office regarding code deficiencies that are reported to exist in your building or on the premises. An inspection has not been conducted by the Fire Prevention Division. If these deficiencies do in fact exist, you are hereby notified that the following deficiencies must be corrected immediately.

An inspection will be made on September 13, 2010 at 1 pm.

DEFICIENCY LIST

1. Exterior - SPLC 34.11 (8), 34.34 (4) - Provide approved garbage containers impervious to weather.
2. Exterior - SPLC 34.11 (7), 34.34 (4) - Provide additional approved containers or additional pick-ups to meet tenant trash demands.
3. Interior - SPLC 34.10 (6), 34.33 (5) - Exterminate and control insects, rodents or other pests. Provide documentation of extermination.-Immediately hire a licensed exterminator to eliminate bed bugs, roaches, spiders, etc. Fax a copy of the report to 651-266-8951.
4. Interior - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the walls in an approved manner.-Remove all mold/mildew substance from walls.
5. Interior - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.-Check all smoke detectors to make sure they are operating.
6. Interior - 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.
7. Interior - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-9090.-Hire a licensed electrician to certify the electrical meets code. Report of lights flickering and making a sizzling noise.

For an explanation or information on some of the violations contained in this report, please visit our web page at: <http://www.ci.stpaul.mn.us/index.aspx?NID=211>

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 the original orders.

If you have any questions, email me at: lisa.martin@ci.stpaul.mn.us or call me at 651-266-8988 between 6:30 a.m. - 8:30 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Lisa Martin
Fire Inspector



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220
Saint Paul, Minnesota 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-8951
Web: www.stpaul.gov/dsi

September 13, 2010

Georgina Y Stephens
224 Avon St N
St Paul MN 55104-6628

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 224 AVON ST N

Dear Property Representative:

Your building was inspected on September 13, 2010, for the renewal of the Certificate of Occupancy. Since you have failed to comply with the applicable requirements, it has become necessary to revoke the Certificate of Occupancy in accordance with Section 33.05 of the Saint Paul Legislative Code.

A re-inspection will be made on October 15, 2010 at 8:30 am 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 (1) a, 34.32 (1) a - Provide and maintain foundation elements to adequately support this building at all points.
2. Exterior - SPLC 34.09 (1) b,c, 34.32 (1) b,c - 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.
3. Exterior - SPLC 34.09 (1) e, 34.32 (1) d - Provide and maintained the roof weather tight and free from defects. *9/28/10 Rapid Loss*
4. Exterior - 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. Or discontinue parking in the dirt/grass area of the yard.

5. Exterior - SPLC 45.03 (6) - Cut and maintain the grass/weeds less than 8 inches tall.- Trim all bushes and weeds from the side and rear of property.
6. Exterior - SPLC 34.08 (1), 34.31 (1) - All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces.-Remove all garbage from the rear decks, trailer, and van and on the property.
7. Exterior - SPLC 34.11 (8), 34.34 (4) - Provide approved garbage containers impervious to weather. One container for each unit. Waste Management discontinued service in 2008 for non-payment. Provide written verification from a licensed garbage hauler of current service.
8. Exterior - SPLC 34.09 (2) 34.32 (2) - Provide an approved guardrail with intermediate ballustrade or rails 4 inches or less apart. This work requires a permit(s). Call DSI at (651) 266-9090.-Provide for all stairs.
9. Exterior - SPLC 34.09 (2) 34.32 (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.-Provide on all stairs.
10. 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.-Repair or replace the side and rear deck/stairs that are unsafe to meet code. Permits required.
11. Exterior - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window frames throughout.
12. Exterior - SPLC 34.09 (3), 34.32 (3) - Provide or repair and maintain the window screens throughout.
13. Exterior - SPLC 34.11 (7), 34.34 (4) - Provide additional approved containers or additional pick-ups to meet tenant trash demands.-Provide one container for each unit. Provide written verification of current service. Fax to: 651-266-8951
14. Exterior-Unit 2 - MSFC 504.2 – Door blocked by interior storage. Remove items blocking the rear door of unit 2.
15. Interior- Basement - 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.-Hire a licensed contractor to verify that the furnace is vented properly and meets code and complete the fuel burning equipment report.
16. Interior- Throughout - MSFC 315.2 - Remove the storage from attic or other concealed spaces or provide and maintain one hour fire resistive construction on the storage side of attics or other concealed spaces, attached shed. Storage must not be place on exposed joists.

17. Interior- Throughout - SPLC 34.12 (2), 34.35 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition.-Repair the floor heating vent/element in unit 2.
18. Interior- Throughout - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped.
19. Interior- Throughout - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the walls in an approved manner throughout.
20. Interior- Throughout - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the ceiling in an approved manner. Permit required.-Repair all ceilings to meet code including the units, basement, and attached shed. Permit required.
21. Interior- Throughout - SPLC 34.11 (5), 34.34 (2) - Contact a licensed contractor to repair or replace the water heater. This work requires a permit(s). Call DSI at (651) 266-9090.- Hire a licensed contractor to provide an approved tpr valve on the water heater and provide written verification that the venting meets code.
22. Interior-Throughout - UMC 504.6 - Provide, repair or replace the dryer exhaust duct. Exhaust ducts for domestic clothes dryers shall be constructed of metal and shall have a smooth interior finish. The exhaust duct shall be a minimum nominal size of four inches (102 mm) in diameter. This work requires a permit(s). Call DSI at (651) 266-8989. All work must be done by a licensed contractor under permit.
23. Interior-Throughout - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.
24. Interior-Throughout - 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.
25. Interior-Throughout - MSFC 605.1 - Remove unapproved exposed wiring and install in accordance with the electrical code. This work may require a permit(s). Call DSI at (651) 266-9090.-Hire a licensed electrician to obtain permits for new wiring and recessed lighting located in the shed/ and throughout the building. Report of lights flickering and sizzling sound from electrical in unit 2.
26. Interior-Throughout - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 415.0220 - Repair or replace and maintain the plumbing fixture to an operational condition.-Hire a licensed plumber to repair all plumbing leaks and verify in writing that the water heater is vented correctly and the tpr valve meets code. From the basement you can see the water damage in the bathroom of unit 1. (No access to unit 1) Permits required.
27. Interior-Throughout - SPLC 34.10 (6), 34.33 (5) - Exterminate and control insects, rodents or other pests. Provide documentation of extermination.-Hire a licensed exterminator to eliminate mice, spiders, roaches, and bed bugs from the building. Provide written verification. Fax report to: 651-266-8951

28. Interior-Unit 2 - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.-Provide an outlet cover behind the stove in unit 2.
29. Interior-Unit 2 - SPLC 34.10 (5), 34.33 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.
30. 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 requires a permit(s). Call DSI at (651) 266-9090.
31. SPLC 34.10 (1) - Abate and maintain the basement reasonably free from dampness and free of mold and mildew.
32. SPLC 34.19 - Provide access to the inspector to all areas of the building.
33. SPLC 34.16 (2) - Properly dispose all of your garbage in the owner-provided containers.
34. SPLC 39.02(c) - Complete and sign the provided smoke detector affidavit and return it to this office.

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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 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



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Christopher B. Coleman, Mayor

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Saint Paul, MN 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-1919
Web: www.stpaul.gov/dsi

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Yog hais tias koj hais lus Hmoob thiab koj tsis to taub tsab ntawv no, hu rau tus txhais lus ntawm (651) 266-8989. Nws yog pab dawb zwb. Si necessita un traductor, por favor llamanos al (651)266-8989. No costo.

May 05, 2011

Georgina Y Stephens
224 Avon St N
St Paul MN 55104-6628

Larry Alexander
224 Avon St N
St Paul MN 55104-6628

Larry Alexander
875 Laurel Ave
ST Paul MN 55104

CORRECTION NOTICE

RE: 224 AVON ST N
File #: 11-138301

Dear Sir or Madam:

The City of Saint Paul, Department of Safety and Inspections has inspected the above referenced property on **May 05, 2011** and has determined that the following deficiencies exist in violation of the Saint Paul Legislative Code¹ (see footnote 1, below).

- 1) This structure is a registered vacant building and must have a **Code Compliance Certificate** before the structure may be occupied.

ORDER:

Immediately vacate the structure or obtain a **Code Compliance Certificate** from the Department of Safety and Inspections. Provide the D.S.I. Vacant Buildings Program inspection staff access to the interior areas of the structure, *prior to the compliance date stated below*, to confirm compliance with this order.

Under Chapter 33.03 of the Saint Paul Legislative Code, failure to obtain a Code Compliance Certificate or to vacate the structure may result in issuance of criminal summonses.

You may contact Jim Seeger of the D.S.I. Code Compliance Program at 651-266-8989 for a code compliance inspection, permits, and issuance of the Code Compliance Certificate.

You are hereby notified to correct these deficiencies in accordance with the appropriate codes. The Enforcement Officer will reinspect these premises on or after **May 11, 2011**, by which date the violations noted must be corrected. **Failure to correct these deficiencies may result in the issuance of criminal charges²** and/or a civil lawsuit, and possible abatement/assessment by the City. All repairs and new installations must be made in accordance with the appropriate codes. Permits may be obtained by calling 651-266-8989.

You may file an appeal to this notice by contacting the City Clerk's Office at 651-266-8688. Any appeal must be made in writing within 10 days of this notice. (You must submit a copy of this Notice when you appeal, and pay a filing fee.)

If you have any questions or request additional information, please contact me. To arrange an appointment or request an extension of time to complete repairs, you will need to speak directly to me at 651-266-1930.

Sincerely,

Dennis Senty
Badge # 352
CODE ENFORCEMENT OFFICER

Footnotes:

- ¹ To see the Legislative Code go to www.stpaul.gov on the internet, click on "Departments", then click on "Department of Safety and Inspections", scroll down the page for the "Codes". Most Correction Notices derive from Chapter 34.
- ² Criminal charges can be brought on the day the violation is observed, but generally we allow time to correct unless this is a repeat violation.

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WARNING Code inspection and enforcement trips cost the taxpayers money. If the violations are not corrected within the time period required in this notice, the city's costs in conducting a reinspection after the due date for compliance will be collected from the owner rather than being paid by the taxpayers of the city. If additional new violations are discovered within the next following 12 months, the city's costs in conducting additional inspections at this same location within such 12 months will be collected from the owner rather than being paid by the taxpayers of the city. Any such future costs will be collected by assessment against the real property and are in addition to any other fines or assessments which may be levied against you and your property.