



CITY OF SAINT PAUL

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May 4, 2018

NORTH POINT ASSET MANAGEMENT  
5200 WILLSON ROAD SUITE 150  
EDINA MN 55424

## **Revocation of Fire Certificate of Occupancy and Order to Vacate**

RE: 1076 WESTERN AVE N  
Ref. # 108945

Dear Property Representative:

Your building was determined to be a registered vacant building on May 4, 2018. 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. 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. Exterior - Back Deck - SPLC 34.09 (3), 34.33(2) - Repair or replace the damaged guardrail in an approved manner. This work may require a permit(s). Call DSI at (651) 266-8989.-The guardrail and post for the back deck is loose and unsecure and have sections that are coming loose with exposed nails.
2. Exterior - Back Screen Door - SPLC 34.33 (3) - Repair and maintain the door in good condition. -The back-screen door is scraped, damaged, missing the door closer and the chain is disconnected.
3. Exterior - Fence & Garage - 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. -There is chipping and peeling paint on the trims, soffits and fascia boards. The fence gates at the front and back of the property has damaged hardware and do not lock properly.  
There is a broken fence board.

4. Exterior - House - SPLC 34.09 (1)(2), 34.33 (1) - 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. -All around the house there is chipping and peeling paint, small holes, openings and loose boards in the soffits and fascia.  
There are soffits missing the covers and there is holes and damages to the fascia.
5. Exterior - Roof - SPLC 34.09 (2), 34.33 (1) - Provide and maintained the roof weather tight and free from defects. -The covering on the roof's peak is damaged and has torn off.
6. Exterior - Window Screens - SPLC 34.09 (4), 34.33 (3) -Provide or repair and maintain the window screen.
7. Exterior - Windows - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window frame.
8. Interior - Basement - SPLC 34.11 (5), 34.35 (2) - Contact a licensed contractor to repair or replace the water heater. This work requires a permit(s). Call DSI at (651) 266-8989.- The water heater has flexible water pipes that are unapproved and the pipes are corroded.
9. SPLC 40.09 Regulations. (a) Notice by owner. (1) The owner of a building for which a fire certificate of occupancy has been issued is under a continuing obligation to give written notice to the department of safety and inspections of any changes in the information supplied as part of the application for the certificate. This includes any changes or modifications of ownership of the building, property manager or responsible party. -Please fill out the change of ownership/responsible party form and submit as soon as possible.
10. SPLC 34.19 - Provide access to the inspector to all areas of the building.

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: [Efrayn.Franquiz@ci.stpaul.mn.us](mailto:Efrayn.Franquiz@ci.stpaul.mn.us) or call me at 651-266-8955 between 7:30 - 9:30 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Efrayn Franquiz  
Fire Inspector

Ref. # 108945