



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

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September 23, 2011

Dao D Phan  
893 New Century Blvd S  
Maplewood MN 55119-5988

## CORRECTION NOTICE - RE-INSPECTION COMPLAINT

### \*AMENDED ORDERS\*

RE: 153 PAGE ST W  
Ref. # 104620

Dear Property Representative:

A re-inspection was made on your building on July 11, 2011, in response to a complaint. You are hereby notified that the following deficiencies must be corrected prior to re-inspection date. **A FINAL re-inspection will be made on November 4, 2011 at 1:15 pm. ALL PERMIT(S) MUST BE FINALED AND ALL REPAIRS FINISHED BY DATE LISTED ABOVE.**

Failure to comply may result in a criminal citation or the revocation of the Certificate of Occupancy. The Saint Paul Legislative Code requires that no building shall be occupied without a Certificate of Occupancy. The code also provides for the assessment of additional re-inspection fees.

### DEFICIENCY LIST

1. Crawl Space - Grading and Drainage - Residential Code R408.6 Finished grade. The finished grade of under-floor surface may be located at the bottom of the footings; however, where there is evidence that the groundwater table can rise to within 6 inches of the finished floor at the building perimeter of where there is evidence that the surface water does not readily drain from the building site, the grade in the under-floor space shall be as high as the outside finished grade, unless an approved drainage system is provided.-Have a licensed contractor repair grading in crawl space and around foundation walls. Contact Building Inspector Dave Tank at 651.266.9020.
2. Crawl Space - Residential Code Section R408.1 Ventilation. The under-floor space between the bottom of the floor joists and the earth under any building (except space occupied by a basement) shall have ventilation openings through foundation walls or exterior walls. One such ventilation opening shall be within 3 feet of each corner of the building.-Have a license contractor install proper ventilation for the entire crawl space under permit. Contact Building Inspector Dave Tank at 651.266.9020.
3. Crawl Space - Residential Code R408.3 1 & 2. Unvented crawl space. Ventilation openings in under-floor spaces specified in Section R408.1 and R408.2. 1. Exposed earth is covered with a continuous vapor retarder. Joints of the vapor retarder shall overlap by 6 inches and shall be sealed or taped. The edges of the vapor retarder shall extend at least 6 inches up the stem wall and shall be attached and sealed to the stem wall. R408.3.2.2.1 Continuously operated mechanical exhaust ventilation at a rate equal to 1cfm for each 50 ft2 of crawlspace floor area, including an air pathway to the common area (such as a duct or transfer grille).-Have a licensed contractor install a continuous vapor retarder or a continuously operated mechanical exhaust system for crawl space. Contact Building Inspector Dave Tank at 651.266.9020.

4. Crawl Space - SPLC 34.12 (2), 34.35 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition.-Remove fan from crawl space and install an approved venting system.
5. Crawl Space - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.-Remove extension cord from crawl space running from fan to outlet.
6. Interior - Panel Board Access - NEC ARTICLE 240.24 (B) Occupancy. Each occupant shall have ready access to all overcurrent devices protecting the conductors supplying that occupancy.-Provide access for both tenants to each individual breaker box or separate breaker boxes for each tenant under permit.
7. UNIT 151 - Bedroom Floor - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the floor in an approved manner.- Under permit remove existing flooring material. Have a licensed contractor inspect sub floor for moisture damage. Repair sub floor and main floor.

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>

If you have any questions, email me at [sean.westenhofer@ci.stpaul.mn.us](mailto:sean.westenhofer@ci.stpaul.mn.us) or call me at 651-266-8982 between 7:30 a.m. - 9:00 a.m.

Please help to make Saint Paul a safer city in which to live and work.

Sincerely,

Sean Westenhofer  
Fire Inspector  
Ref. # 104620