



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

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April 10, 2017

BILL BERNIER  
4934 QUAIL AVE N  
CRYSTAL MN 55429-3647

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

RE: 786 ORANGE AVE E  
Ref. # 100827

Dear Property Representative:

Your building was determined to be a registered vacant building on December 14, 2016. Per the City Council's April 6, 2017 decision: requirement of an inspection of the building and results within one week. Your building was inspected on April 8, 2017, and the Fire Certificate of Occupancy was not reinstated. Since certificates are for the occupancy of buildings, the revocation the Certificate of Occupancy and vacant building status continue, and the building cannot be reoccupied.

Saint Paul Legislative Code provides that no building shall be occupied without a Certificate of Occupancy.

#### **DEFICIENCY LIST**

1. Basement - Bathroom - MPC 312, 313 - Provide approved support for all plumbing piping.-Basement toilet water supply is not supported.
2. Basement - NEC 408.4 Circuit Directory - Every electrical circuit shall be legibly identified as to its clear, evident, and specific purpose or use.-Finish marking the circuits in the panel box.
3. Basement - MSFC 605.1 -Provide a grounding jumper around the water meter.-
4. Basement - MMC 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 and installed in accordance with the mechanical code. This work requires a permit(s). Call DSI at (651) 266-8989.-Provide an approved dryer vent by a licensed contractor, the 90 elbow is larger than the rest of the vent pipe.

5. Bedrooms - MSFC 1030.1 - Provide and maintain an approved escape window from each sleeping room or area, or discontinue use of area as a sleeping room. This work may require permit(s). Call DSI at (651) 266-8989.-Both main floor bedroom emergency escape and rescue windows are stuck shut.
6. Dining room - SPLC 34.12 (2), SPLC 34.36 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition to properly and safely perform their intended function in accordance with the provisions of the applicable code.-Provide cover panel for the A/C unit.
7. Exterior - SPLC 163.03, 163.01 (2), (3) - Currently license (tabs) all vehicles on the property and return the vehicles to an operative mechanical condition or remove vehicles from the property.-The silver truck by the garage has expired license plates and needs to be removed, the plate number is 430 GWR.
8. Exterior House - Front - 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.-The front entry steps are deteriorated. Upon inspection on April 7, 2017, the recent repair was still wet, cracked and failing.
9. Garage - Exterior - SPLC 71.01 - Provide address numbers on building per attached HN-1 handout.-The address is missing on the garage.
10. Garage and play house - 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.-Repair all deteriorating wood and scrape the peeling paint and repaint the garage. The play house is missing a door and window. The roof and floor are deteriorating.
11. House - 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 may require a permit(s). Call DSI at (651) 266-8989.-
12. House Interior - Throughout - SPLC 34.10 (6), 34.33 (5) - Exterminate and control insects, rodents or other pests. Provide documentation of extermination.
13. Interior - Bathrooms - SPLC 34.10 (4), 34.33 (3) - Provide a bathroom floor impervious to water.-The toilets on the main floor and the basement need to be caulked to the floor.
14. Kitchen - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the cabinets in an approved manner.-The kitchen sink base is missing the bottom shelf panel and the front kick trim.
15. Living Room - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.-Provide a smoke detector for the outside of the north bedroom.

16. Main floor bathroom and bathroom - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped.-
17. North bedroom - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition.-One of the windows is missing a handle. The window facing the porch has a crack in it.
18. Rear steps - SPLC 34.09 (3) 34.33 (2) - Provide an approved guardrail with intermediate balustrade or rails 6 inches or less apart. This work may require a permit(s). Call DSI at (651) 266-8989.-
19. Rear steps - SPLC 34.09 (3) 34.33 (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.-
20. Rear yard - MSFC 304.1 - Remove excessive combustible storage and/or vegetation from exterior property areas.-Remove the piles of brush from the back yard and the garbage that is in the play house, dog pen and throughout the yard.
21. Rear yard - SPLC 34.08 (3) - Provide and maintain suitable ground cover on all exterior areas to control erosion.
22. SPLC 39.02(c) - Complete and sign the smoke detector affidavit and return it to this office.

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: [brian.schmidt@ci.stpaul.mn.us](mailto:brian.schmidt@ci.stpaul.mn.us) or call me at 651-266-8981 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Brian Schmidt  
Fire Inspector

Ref. # 100827