



CITY OF SAINT PAUL

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St Paul, Minnesota 55101-1806

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December 15, 2020

THOMAS DELISLE
PO BOX 17122
ST PAUL MN 55117-0075

CORRECTION NOTICE - RE-INSPECTION COMPLAINT

RE: 1053 LAWSON AVE E
Ref. # 121673

Dear Property Representative:

A re-inspection was made on your building on December 14, 2020, in response to a complaint. You are hereby notified that the following deficiencies must be corrected prior to re-inspection date.

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 reinspection fees.

DEFICIENCY LIST

1. Exterior - 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. -The garage is in disrepair.
2. Exterior - Guardrails - 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.-The guardrails for the side stairs are in disrepair.
3. Exterior - Handrails - 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. -There are damaged and missing handrails.

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 and damages to the soffits, fascia, boards, trims and other components of the house.
At the front of the house, there is a support post for the overhang that is damaged and no longer properly supported at the bottom. Contact a licensed contractor to properly repair and secure this post.
5. Exterior - Roof - SPLC 34.09 (2), 34.33 (1) - Provide and maintained the roof weather tight and free from defects.-The small section of roof on the East side of the house has been improperly installed and is exposed to the natural elements.
There are sections of the house roof that is damaged and has been installed/repared improperly.
6. Exterior - Window Screens - SPLC 34.09 (4), 34.33 (3) -Provide or repair and maintain the window screen.
7. Exterior & Interior - Doors - SPLC 34.33 (3) - Repair and maintain the door in good condition.
8. Exterior & Interior - Throughout - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.
9. Exterior & Interior - Windows - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition.
10. Exterior - Interior - Ceilings - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner. -Exterior - There is a large hole in the back-porch area.
Interior - There are different ceilings with chipping and peeling paint and large cracks and damaged.
11. Interior - Cabinets - SPLC 34.10 (7) - Repair and maintain the cabinets in an approved manner.
12. Interior - Floors - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner.
13. Interior - Handrail - SPLC 34.10 (3), 34.34(2) - Repair or replace the damaged handrail in an approved manner.
14. Interior - Light Fixtures - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped.

15. Interior - Smoke Alarms - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.
The smoke alarms are missing inside the bedrooms and in the basement.
There are hard-wired smoke alarms that are not connected.
16. Interior - Throughout - MSFC 605.6 - Provide all openings in junction boxes to be sealed.
17. Interior - Upstairs Bathroom - SPLC 34.10 (4), 34.34 (3) - Provide a bathroom floor impervious to water.
18. Interior - Walls - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner.
19. 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) 266-8989.
20. DEFICIENCY LIST

1. Throughout - 1. SPLC Sec. 40.01. - Fire certificate of occupancy requirement

(a) All existing buildings in the city are required to have and maintain a fire certificate of occupancy, issued by the department of safety and inspections. The fire certificate of occupancy shall be an indication that the building meets, at the time of inspection, all relevant codes to maintain the health, safety and welfare of the building's occupants and the general public.

(b) Provisional fire certificate of occupancy. When an owner-occupied dwelling changes to a rental dwelling unit, the owner of the dwelling must submit a completed application for a provisional certificate of occupancy, a completed owner's self-evaluation affidavit and pay the fee for a provisional certificate of occupancy within thirty (30) days of the change in use.

Under SPLC 40.03, owner and owner-occupied is defined as:

Owner. The person, firm, corporation or other entity listed in the records on file in the recorder's office as holding fee title to the building. For purposes of notice only, "owner" includes the owner's authorized agent or other person in control of the premises.

Owner-occupied. Dwellings which are the principal residence of the owner of record of the building and in which the owner resides. "Owner," for the purposes of this definition, means a natural person and does not include a corporation, partnership, or other entity.

Per these definitions, a Fire Certificate of Occupancy is required for the property.

-Apply for a provisional Fire Certificate of Occupancy, have the building vacated, or convert the building to an owner-occupied status by September 24, 2020.

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 the original orders.

If you have any questions, email me at Efrayn.Franquiz@ci.stpaul.mn.us or call me at 651-266-8955 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,

Efrayn Franquiz
Fire Safety Inspector

Ref. # 121673