



CITY OF SAINT PAUL

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August 3, 2021

Ms. WRIGHT // CURRENT RESIDENT
936 DUCHESS STREET
SAINT PAUL MN 55106-3810

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 936 DUCHESS ST
Ref. # 111725

Dear Property Representative:

Your building was inspected on August 2, 2021, 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 40.06 of the Saint Paul Legislative Code.

A reinspection will be made on August 17, 2021 at 11:00 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 - Back Yard - SPLC 34.08 (3) - Provide and maintain suitable ground cover on all exterior areas to control erosion.
2. Exterior - Front Porch Floor - SPLC 34.09 (3), 34.33(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) 266-8989.-The floor area inside the porch near the entry door has shifted and the deck is now slanted. There are a couple of damaged boards and that sinks in when stepped on.
3. Exterior - Garage - NEC 300.11 - Provide for all raceways, boxes, cabinets, and fittings to be securely fastened in place. -The light switch box and conduit have come loose from the wall. Properly secure the electrical fixture.
4. 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 service door, door frame and threshold are in disrepair.
The main garage door is damaged.
The garage has chipping and peeling paint.

5. Exterior - Garage - SPLC 34.08 (1), 34.32 (1) - All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces. -There is an excessive amount of junk being stored in the garage. Properly dispose of the junk.
6. 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.
There is peeling paint all around the house and sections on the North side of the house is damaged due to a car hitting the house wall.
There is a hole in the soffit.
7. Exterior - House & Garage - 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.
On the North East corner of the house, provide a barrier or properly grade the ground to prevent water from entering the basement.
There is water entering the garage. Investigate where the water is coming from and properly repair and seal.
8. Exterior - Porch Ceiling - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner. -The porch ceiling has peeling paint.
9. Exterior - Side Stairs - SPLC 34.08 (10) - Repair, replace and maintain exterior sidewalks, walkways and stairs. -The side stairs are damaged and has broken pieces.
10. Exterior - Window - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition. -There is a window at the back corner of the house that has a small opening at the top of the frame.
11. Exterior - Window Screens - SPLC 34.09 (4), 34.33 (3) -Provide or repair and maintain the window screen. -There are damaged and missing window screens.
12. Interior - Basement - MPC 507.5 - Provide pressure relief valve for hot water heater piped to within 18 inches of the floor. -The water heater has a plastic drain relief pipe. Provide an approved relief pipe.
13. Interior - Basement Wall - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. -The wall behind the furnace is in disrepair. A large chunk of the blue wall has deteriorated and broken off leaving a large opening on the basement wall. Properly repair this wall.

14. Interior - Bathroom & Kitchen - SPLC 34.10 (7) - Repair and maintain the cabinets in an approved manner. One of the bathroom cabinet doors has a broken hinge and is loose. There is a kitchen drawer missing.
15. Interior - CO Alarms - 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 manufacturer's instructions. -NEW - June 30, 2021 - The carbon monoxide alarm on the second floor is not working. The carbon monoxide alarm on the first floor has been removed.
16. Interior - Doors - SPLC 34.33 (3) - Repair and maintain the door in good condition. The door to the first-floor bedroom does not fit properly within its frame and is unable to properly close. There are several doors that do not latch properly and slots that are damaged.
17. Interior - Floors - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner. The kitchen floor is not level. There are spots of the kitchen floor that has heaved up and another section that slants down. The linoleum floor is damaged. Repair the kitchen floor. The floor next to the basement door is damaged. The carpet on the stair is ripped and damaged. In the upstairs front bedroom, there is a section of the carpet that is damaged.
18. Interior - Right Upstairs Bedroom - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.-In the right upstairs bedroom, there is an electrical outlet box that come loose from the wall. Properly secure the outlet box.
19. Interior - Smoke Alarms - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area. The battery-powered smoke in the front upstairs bedroom has the red safety switch broken. Replace this alarm. The hard-wired smoke alarm on the main floor has been painted on. Replace alarm. The battery-powered smoke alarm in the kitchen is missing the battery door. Replace or remove this alarm.
20. Interior - Walls - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. -There are different walls throughout the house that have unfinished repairs. Properly finish the repairs to the wall, sand and paint. Right Upstairs Bedroom, there is a large hole and damages to the closet wall.
21. Interior - Windows - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition. The smaller window in the front bedroom has the glass pane popped out and is missing the seal. Repair and seal the glass pane. The window in the front bedroom is missing the glass pane. The window in the right upstairs bedroom does not stay up at all points and slides down. The glass for the top sash is cracked and damaged.

22. SPLC 39.02(c) - Complete and sign the smoke detector affidavit and return it to this office.
23. MSBC Chapter 1300.0120 Permits. Subpart 1. Required. An owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any gas, mechanical, electrical, plumbing system, or other equipment, the installation of which is regulated by the code; or cause any such work to be done, shall first make application to the building official and obtain the required permit.-A permit is required for the construction of the new basement stairs.
24. SPLC 40.06. - Suspension, revocation and denial. (a)Grounds for revocation. The fire code official may, in writing, issue a notice to the owner(s) and known interested parties of the city's suspension or revocation of a fire certificate of occupancy issued under the provisions of this code, or deny an application therefor: (3) If it is found upon inspection of the fire code official that the building or occupancy is in violation of provisions of this or other applicable safety codes, ordinances, rules and regulations;
The Fire Certificate of Occupancy has been revoked due to long term non-compliance. The property must come into compliance by August 17, 2021 or the property vacated.

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 or call me at 651-266-8955 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Efrayn Franquiz
Fire Safety Inspector

Ref. # 111725