



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

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February 26, 2014

Minnesota Realty and Management Llc  
14136 Whiterock Rd  
Burnsville MN 55337-4718

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

RE: 1035 MAGNOLIA AVE E  
Ref. # 115864

Dear Property Representative:

Your building was determined to be a registered vacant building on February 26, 2014. 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. In order 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. Basement - Staircase - SPLC 34.10 (3), 34.33(2) - Repair or replace the damaged guardrail in an approved manner. -Secure loose spindles throughout staircase.
2. Basement - Storage - MSFC 315.2 - Provide and maintain orderly storage of materials.- Reduce storage in basement by 50% throughout.
3. Bathroom Sink - faucet - SPLC 34.11, MSBC 2902.1, SPLC 34.17, MSPC 415.0220 - Repair or replace and maintain all parts of the plumbing system to an operational condition.-Repair loose faucet.
4. Dog License - SPLC 200.02 (a) No person shall own, harbor, keep or maintain in the City and dog over three months of age without a license. Provide written documentation of current license to the Fire Inspector. To obtain a dog license, contact DSI at 651-266-8989-No license for dog lock up in basement underneath the staircase.
5. Exterior - Bathroom - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window glass.

6. Exterior - By Garage - 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.-Remove vehicles not belonging to lease holder from the property immediately.
7. Exterior - East Storm Door - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door latch. -Repair damaged door latch. Replace missing handle.
8. Exterior - Throughout - SPLC 34.08 (1), 34.31 (1) - All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces.-Remove dog feces from yard. Clean up and remove debris and material around garage and in yard.
9. Exterior - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the missing/damaged window glass on the front and side porches.
10. Exterior - SPLC 34.09 (1) b,c, 34.33 (1) b, c - 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.-Scrape and paint window trim throughout the building.
11. 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.-Repair or replace damaged car access door to an operational condition. -Repair or replace damaged siding and trim in an approved manner.
12. Interior - Basement - MSFC 806.2 - Ceiling finish exceeds the code requirements for flame spread ratings. Remove or provide documentation of flame spread compliance.
13. Interior - Basement - UMC 1005 - Repair, maintain or install furnace duct sealant in compliance with the mechanical code.
14. Interior - Basement - MSMC 504.6 - Provide, repair or replace the dryer exhaust duct. Connect duct to exhaust port of dryer.
15. Interior - Bathroom - SPLC 34.10 (4), 34.33 (3) - Caulk bathtub seams to provide a bathroom floor impervious to water.
16. Interior - East Entry - MSFC 315.2 - Provide and maintain orderly storage of materials.- Remove all storage from inside entry.
17. Interior - First Floor - 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.
18. Interior - Kitchen - 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. -Repair or replace stove in an approved manner.

19. Interior - Kitchen - SPLC 34.10 (7), 34.33 (6) - Repair or replace and maintain the woodwork above kitchen doorway in an approved manner. Repair hole in cabinet or replace cabinet.
20. Interior - Kitchen/Bedroom - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.-Replace burnt wall outlets.
21. Interior - Throughout - SPLC 34.10 (7), 34.33 (6) - Repair or replace and maintain the interior doors in an approved manner.-Replace missing west bedroom and basement door knobs. Replace missing assembly on basement door.
22. Interior - Throughout - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls in an approved manner. -Patch the holes and/or cracks in the walls and paint as needed.
23. Interior - Throughout - SPLC 34.10 (5), 34.33 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.-Remove trash from inside of house. Clean dust accumulation from northwest bedroom ceiling.
24. Interior - Throughout - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped.-Replace missing light covers.
25. Interior - Throughout - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the ceiling in an approved manner.-Patch the holes and/or cracks in the popcorn ceilings throughout the unit.
26. Northwest Bedroom - Ceiling Fan - MSFC 1303 - Maintain accumulations of dust to a minimum. Floors and other surface dust must be collected by vacuum cleaning. Force air must not be used.-Clean off and remove caked on dust.
27. Northwest Bedroom - Egress Window - 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. -Missing crank on egress window.
28. West Bedroom - South Wall - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes were missing.-Missing cover plate.
29. SPLC 34.11 (6), 34.34 (3) - Provide service of heating facility by a licensed contractor which must include a carbon monoxide test. Submit a completed copy of the Saint Paul Fire Marshal's Existing Fuel Burning Equipment Safety Test Report to this office.
30. 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>

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: [leanna.shaff@ci.stpaul.mn.us](mailto:leanna.shaff@ci.stpaul.mn.us) or call me at 651-266-8980 between 7:30 a.m. - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Leanna Shaff  
Fire Inspector  
Ref. # 115864