



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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December 1, 2016

Lorna M. Pettis
923 PAYNE AVE
ST PAUL MN 55130

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 1355 PAYNE AVE
Ref. # 102096

Dear Property Representative:

Your building was determined to be unoccupied on October 3, 2016. Since certificates are for the occupancy of buildings, it has become necessary to revoke the Certificate of Occupancy. **A re-inspection will be made on December 30th at 9:30 am and all work needs to be completed or enforcement action will be taken.**

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. 2nd Floor - Bathroom - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls in an approved manner. Repair the walls due to water damage, cracks and repaint.
2. 2nd Floor - Bathroom - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the ceiling in an approved manner. Repair the cracks, water damage, repair damage in an approved manner and repaint.
3. 2nd Floor - East Bedroom - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls in an approved manner. Repair the cracks in the walls in an approved manner and repaint.
4. 2nd Floor - East Bedroom - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the ceiling in an approved manner. Repair the cracks in the ceiling in the bedroom and closet in an approved manner and repaint.
5. 2nd Floor - West Bedroom - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls in an approved manner. Repair the cracks in the walls in an approved manner and repaint.

6. 2nd Floor - Stairwell - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls in an approved manner. Repair the cracks in the wall in an approved manner and repaint.
7. 2nd Floor - Stairwell - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the ceiling in an approved manner. Repair the cracks in the ceiling in an approved manner and repaint.
8. Exterior - Front - 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 the deteriorating front steps and the retaining wall along the street.
9. Exterior - Front - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window glass.-
10. Exterior - Throughout - SPLC 34.09 (1) a, 34.32 (1) a - Provide and maintain foundation elements to adequately support this building at all points.-Repair the cracks in the foundation and the foundation is falling into the crawl space and will require permits and the work will need to be done by a licensed contractor. Documentation will need to be supplied to this department on the next inspection.
11. Main Level - Kitchen - MSFC 901.6 - Provide required annual maintenance of the fire extinguishers by a qualified person and tag the fire extinguishers with the date of service.
12. Main Level - Kitchen - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.-The lights in the pantry and above the stove are wired improperly; they will require a licensed contractor to do the work and will require permits.
13. Main Level - Kitchen - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the floor in an approved manner.-The trap door in the floor space can't open all the way and is in need of repair.
14. Main Level - South Bedroom - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls in an approved manner. Repair the cracks in the walls in an approved manner and repaint.
15. Main Level - South Room - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989. Properly wire the light in the room.
16. Throughout - SPLC 40.6 Revocation of the certificate of occupancy is based on but not limited due to multiple violations of the MSFC, SPLC and to make repairs in a timely manner. Have all repairs and permits closed by the next inspection date.
17. SPLC 39.02(c) - Complete and sign the smoke detector affidavit and return it to this office.
18. SPLC 34.10 (7), 34.34 (6) - Repair and maintain the floor in an approved manner.-The floor is sinking in the center of the building and per the building inspector the floor joists have signs of dry rotten. This work will require permits and this work will need to be

completed by a licensed contractor, Documentation of how to complete the repairs will need to be supplied by the next inspection.

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: 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. # 102096