



CITY OF SAINT PAUL

375 Jackson Street, Suite 220
St Paul, Minnesota 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-9124
Web: www.stpaul.gov/dsi

April 16, 2021

Seu Pin Fung
1271 22nd Ave
San Francisco CA 94122-1601

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 732 CASE AVE
Ref. # 110652

Dear Property Representative:

Your building was inspected on April 15, 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 May 14, 2021 at 10:00 AM. If compliance is not met, the property must be vacated by the end of day on May 31, 2021. A re-inspection will be done on June 4, 2021 to confirm vacancy.

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 - MSFC 307.1 - All fires on the ground must be a minimum of 25 feet from structures or contained in a grill or outdoor fireplace. Wind speeds must be under 10 mph, constantly attended, a means of extinguishment must be provided. Only natural firewood can be burned (no construction materials, brush or waste materials), and fire shall be extinguished if the smoke is deemed a nuisance. A citation will be issued for non-compliance. -Remove the unapproved fire pit.

2. Exterior - Back of 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. -At the back of the house, there is a section of the stone wall that is damaged and has pieces broken off.
3. 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. A permit will be required to repair the garage walls.
The walls to the garage have been damaged due to an unreported incident involving a car hitting the garage. The walls to the garage are damaged and have been moved. **Contact a licensed contractor to evaluate and repair under permit.**
The frame for the garage service door is broken and the door is unable to latch and close. The main garage door is damaged.
4. Exterior - House & Garage - SPLC 34.09 (2), 34.33 (3) - Provide and maintain foundation elements to adequately support this building at all points.
There are holes/openings at the bottom of the front porch area and on the side. On the alley side of the garage, there is a hole in the foundation.
5. Exterior - Side Stairs - SPLC 34.09 (3), 34.33(2) - Repair or replace the damaged guardrail in an approved manner. This work may require a permit(s). Call DSI at (651) 266-8989.-The guardrails for the side stairs are in disrepair with missing balustrades, peeling paint and the surface is worn and unprotected from the natural elements. The end part of the guardrail has nails sticking out.
6. Exterior - Side Stairs - SPLC 34.09 (3), 34.33(2) - Repair or replace the damaged handrail in an approved manner. This work may require a permit(s). Call DSI at (651) 266-8989.-The handrails for the side stairs is loose and the surface is splintered and worn.
7. Exterior - Stairs - 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.-Underneath the stairs treads, there are broken stringers.
NEW - The front wooden steps are rotted and damaged and is coming loose from the porch.
8. Exterior - Window Screens - SPLC 34.09 (4), 34.33 (3) -Provide or repair and maintain the window screen. -The front apartment windows are missing the screens.
9. Interior - Attic - 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.-The smoke alarm in the attic is chirping.
10. Interior - Attic Stairs - SPLC 34.10 (3), 34.34(2) - Repair or replace the unsafe stairway in an approved manner. -NEW - 4/15/2021 One of the stair treads for the stairs leading to the attic has a hole in it.

11. Interior - Basement - SPLC 34.11 (6), 34.35 (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. -Provide a fuel test report.
12. Interior - Basement Door - MSFC 1008.1.9.3 - Remove unapproved locks from the exit doors. The door must be openable from the inside without the use of keys or special knowledge or effort. -The lockset on the basement door has been installed incorrectly.
13. Interior - Handrail - SPLC 34.10 (3), 34.34(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. -The handrail in the front stairway is missing.
14. Unit A - Ceilings - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner. -The repairs and painting for the ceilings in the bedroom and closet are not complete. Properly finish the repairs and paint.
15. Unit A - Floor - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner. -In the living room area, the carpeted area near the window is not properly tacked down and the carpet has a moist and damp feel to it. NEW - 4/15/2021 - There is a rip in the carpet.
16. Unit A - Front Room - MSFC 604.1 Abatement of electrical hazards. Identified electrical hazards shall be abated. Identified hazardous electrical conditions in permanent wiring shall be brought to the attention of the responsible code official. Electrical wiring, devices, appliances and other equipment that is modified or damaged and constitutes an electrical shock or fire hazard shall not be used.
-NEW - 4/15/2021 - A bar with a curtain/drape has been installed on the ceiling next to the room's light fixture. An additional light fixture has been installed next to the curtain creating a fire hazard. Remove the curtain and light fixture.
17. Unit A - Kitchen - SPLC 34.10 (7) - Repair and maintain the cabinets in an approved manner. -There are cabinet doors and drawers that is missing the knobs/handles.
18. Unit A - Living Room - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.-The outlet near the kid's bedroom has paint and wax on it. Replace the outlet.
19. Unit A - Throughout - MSFC 605.4 - Discontinue use of all multi-plug adapters. -NEW - 4/15/ 2021 - Remove all multi-plug adapters.
20. Unit A - Throughout - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring. -NEW - 4/15/2021. Remove all extension cords.
21. Unit A - Walls - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner.
Provide an approved access panel. The boards that was provided has openings around it. There are walls with unfinished repairs.

22. Unit A - Front Room - 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.
NEW - 4/15/2021- A bed has been added to the front room. The windows in this room exits into an enclosed porch and there is furniture on the front porch side that is blocking the windows. Discontinue using this room for sleeping or provide an emergency escape and rescue window.
23. Unit A - Windows - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition.
The right window in the back bedroom does not work properly and comes out of the frame when lifted. Properly repair this window.
There are openings around the crank handle case that is allowing cold air to enter.
24. Unit A & B - Smoke Alarms - MSFC 1103.8.1 Replacement of smoke alarms. Single- and multiple-station smoke alarms shall be replaced when: 1. They fail to respond to operability tests. 2. They exceed 10 years from the date of manufacture. Smoke alarms shall be replaced with smoke alarms having the same type of power supply.
Unit A - The hard-wired smoke inside the front bedroom is expired and is coming loose from the bracket.
Unit B - The hard-wired smoke alarm in the hallway is expired.
25. Unit B - Back Bedroom - MSFC 605.4 - Discontinue use of all multi-plug adapters. - There is a multi-plug adapter being used in the back bedroom.
26. Unit B - Bathroom - SPLC 34.11 (1), MSBC 2902.1, SPLC 34.35 (1), MPC 301.1 - Repair or replace and maintain all parts of the plumbing system to an operational condition. -The seal around the toilet is missing.
27. Unit B - Bedrooms - SPLC 34.19 - Provide access to the inspector to all areas of the building. -Provide access to the front and back bedrooms.
28. Unit B - Doors - SPLC 34.33 (3) - Repair and maintain the door in good condition. -The door knob for the bathroom door is loose.
29. Unit B - Light Fixtures - 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.- There is a light fixture that is missing the covers.
30. Unit B - Smoke Alarm - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area. -The hard-wired smoke alarm in the back bedroom is missing.
31. Unit B - Walls - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. -There is a large opening in the wall underneath the bathroom sink.

32. Unit B - Water - SPLC 34.11(5), 34.35(2), MPC 408.3 - Provide adequate hot water between 110 degrees F and 120 degrees F.-The hot water temperature has been read at 146 degrees Fahrenheit. Reduce the hot water temperature.
33. SPLC 39.02(c) - Complete and sign the smoke detector affidavit and return it to this office.
34. 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. All work must be completed by May 14 ,2021 or the property vacated by the end of day of May 31, 2021. A re-inspection to confirm vacancy will be done on June 4 ,2021.

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. # 110652