



January 30th, 2026

CORRIDOR PROPERTIES LLC
1360 UNIVERSITY AVE W SUTIE 104-342
ST PAUL, MN 55104

FIRE INSPECTION CORRECTION NOTICE

RE: 104 DALE ST N

Dear Property Representative:

Your building was inspected on January 30th 2026, in response to a referral. You are hereby notified that the following deficiency list must be corrected immediately.

A reinspection will take place on February 27th, 2026 at 1:00pm

Failure to comply may result in a criminal citation or the revocation of the Fire Certificate of Occupancy. The Saint Paul Legislative Code requires that no building shall be occupied without a Fire Certificate of Occupancy. The code also provides for the assessment of additional re-inspection fees.

YOU WILL BE RESPONSIBLE FOR NOTIFYING TENANTS IF ANY OF THE FOLLOWING LIST OF DEFICIENCIES ARE THEIR RESPONSIBILITY.

DEFICIENCY LIST

1. SPLC 34.23 Whenever an enforcement officer finds that any dwelling unit, structure or portion thereof constitutes a hazard to the health, safety or welfare of the occupants or to the public for any of the reasons enumerated in this chapter, including those violations defined herein as constituting material endangerment, but which structure does not constitute a dangerous structure, the officer may take action to condemn the unit or structure as being unfit for occupancy. – Condemned for reasons including but not limited to: failure to maintain a minimum temperature of 68 degrees in all habitable spaces.

2. No person shall deface or remove the placard from any structure which has been condemned and placarded as unfit for occupancy. The placard may be removed only by or at the direction of the enforcement officer. – Placard placed by inspector on 1/26 had been removed.
3. SPLC 34.23 (6) Any dwelling unit, structure or portion thereof which has been condemned or placarded as unfit for occupancy shall be vacated within the time set forth in the placard and/or order. No person shall occupy or let for occupancy any structure which is condemned. – Structure may not be occupied until approved by this office.
4. SPLC 34.11 (6) Every residential building or residential portion of a building shall have heating facilities that are properly installed, safely maintained and in good working condition, and capable of safely and adequately heating all habitable rooms, bathrooms and toilet rooms located therein to a temperature of at least sixty-eight (68) degrees Fahrenheit with an outside temperature of minus twenty (-20) degrees Fahrenheit. The owner shall maintain a minimum room temperature of sixty-eight (68) degrees Fahrenheit. Installation, repair or alteration of heating facilities, space heaters and water heating facilities shall be in accordance with the Legislative Code, Chapter 33, and the state mechanical code. The enforcement officer may require the owner of residential property to provide current proof of service of any heating or space heating facility by a licensed contractor, which must include a carbon monoxide reading. Every space heating, cooking and water heating device located in a structure shall be properly installed, connected, maintained and capable of performing the function for which it was designed in accordance with the provisions of the plumbing and mechanical codes. – Temperature readings on the first floor ranged from 62 degrees to 65 degrees.
5. SPLC 34.11 (6) In every structure, every water line, plumbing fixture, drain, stack, waste, vent and sewer line shall be properly installed, connected and maintained in proper working order, and must be kept free from obstructions, leaks and defects and capable of performing the function for which it was designed and installed. All repairs and

installations must be made in accordance with the building code in effect at the time of construction or as altered/modified under an approved building permit. – Water leak was found on 01/26/2026. Inspection on 1/30/26 shows repairs completed, and no permits are on file.

6. MFGC 614 - Exhaust ducts shall have a smooth interior finish and shall be constructed of metal not less than 0.016 inch (0.4 mm) in thickness. The exhaust duct size shall be 4 inches (102 mm) nominal in diameter. Ducts shall not be connected or installed with sheet metal screws or other fasteners that will obstruct the flow. Clothes dryer exhaust ducts shall not be connected to a vent connector, vent or chimney. Clothes dryer exhaust ducts shall not extend into or through ducts or plenums. – Flex style dryer duct does not meet code.
7. SPLC 34.10 (7) All interior walls, floors, ceiling, woodwork and cabinets must be maintained in a sound condition and in a professional state of maintenance and repair.
 - A. Holes in walls throughout building
 - B. Main floor master bedroom is missing door trim.
8. SPLC 34.09 Every window, exterior door and basement hatchway shall be substantially tight and shall be kept in a professional state of maintenance and repair.
 - A. Storm door facing Ashland ave is missing door closer
 - B. Multiple windows do not appear to be closing properly/fit in their frames.
 - C. Multiple windows with missing or damaged screens
 - D. Bay window trim piece falling off/improperly secured.
9. SPLC 34.08 (10) All sidewalks, walkways and exterior stairs shall be maintained in a professional state of maintenance and repair, free of defects and hazards. – Driveway, private sidewalks, and public sidewalks are covered in a thick layer of ice creating an unsafe walking surface.

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: Alex.Dravis@ci.stpaul.mn.us or call me at 651-266-9149 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,

Alex Dravis
Fire Safety Inspector