



CITY OF SAINT PAUL

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March 31, 2021

APOGEE PROPERTIES LLC
2309 WESTCLIFFE DRIVE
BURNSVILLE MN 55306-6977 USA

RE: RE-INSPECTION FIRE CERTIFICATE OF OCCUPANCY WITH DEFICIENCIES
58 LAWSON AVE W

Ref. # 111907

Dear Property Representative:

Your building was re-inspected for the Fire Certificate of Occupancy on March 25, 2021. Approval for occupancy will be granted upon compliance with the following deficiency list. The items on the list must be corrected immediately.

A reinspection will be made on April 23, 2021 at 11:00 AM.

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 be occupied without a Fire Certificate of Occupancy. The code also provides for the assessment of additional reinspection fees.

DEFICIENCY LIST

1. Access - All Areas - SPLC Sec. 34.20. - Duty of occupant to allow access to owner or operator. Every occupant of buildings, dwelling units, guest rooms, habitable rooms, premises, residential structures, rooming houses, rooming units and other structures or premises shall upon receiving reasonable prior notice give the owner or operator or their agent or employee access to the premises at reasonable times for the purpose of effecting inspections, maintenance, repairs or alterations which are necessary to comply with provisions of this chapter.
2. Exterior - Garage - 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 for the furnace in the garage and the thermostat next to the furnace is broken.

3. Exterior - Garage & Fence - 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.
There is damaged and worn fascia boards, broken trims, missing corner cover panels, and boards on the garage.
The garage service doors are damaged, does not close properly and is missing hardware. The main garage door is damaged and does not work.
The West side fence gate does not connect and close properly and the East side fence is damaged.
4. Exterior - Handrail - SPLC 34.09 (3) 34.33 (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 black handrail at the front of the house is loose from the ground and is no longer secured.
5. Exterior - Window - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition. -On the East side of the house there is a window opening that is damaged and is not properly sealed to prevent cold air from entering the house.
6. Exterior - Window Screens - SPLC 34.09 (4), 34.33 (3) -Provide or repair and maintain the window screen. -There are torn and damaged window screens.
7. Exterior & Interior - Throughout - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.
8. Exterior - Interior - Doors - SPLC 34.33 (3) - Repair and maintain the door in good condition. -There are doors and door frames that are damaged, have parts broken off, missing strike plates, missing door stop trims and do not latch.
9. Interior - Basement - MFGC 304 - Provide approved combustion make up air in compliance with the mechanical code. This work may require a permit(s). Call DSI at (651) 266-8989.-The ducts for the make-up air is damaged and is bundled up in the corner.
10. Interior - Basement - MMC 603.10 - Install proper supports for ducts in compliance with the mechanical code. -One of the support brackets for the water heater exhaust duct has come loose.
11. Interior - Basement - MPC 507.5 - Provide pressure relief valve for hot water heater piped to within 18 inches of the floor. -The drain relief pipe has a rubber hose attached. Provide an approved pipe for the water heater.
12. Interior - Basement Stairs - 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 new handrail is missing the return piece at the bottom, has nail/bolt sticking out in the middle of the rail and the top return piece is damaged.

13. Interior - Basement Stairs - SPLC 34.10 (3), 34.34(2) - Repair or replace the unsafe stairway in an approved manner. -The platform at the bottom of the basement stairs is loose and unsecured. There are loose and damaged stair treads.
14. Interior - 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. -Upstairs bathroom, a damaged piece has been improperly installed. Contact a licensed plumber to properly install the drain pipe.
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. -The carbon monoxide alarms on the ground level is missing.
16. Interior - Ceiling - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner. -There are unfinished repairs and holes on the ceiling.
17. Interior - Drying Machine - MMC 504.6 - Provide, repair or replace the dryer exhaust duct. Exhaust ducts for domestic clothes dryers shall be constructed of metal and shall have a smooth interior finish. The exhaust duct shall be a minimum nominal size of four inches (102 mm) in diameter and installed in accordance with the mechanical code. This work may require a permit(s). Call DSI at (651) 266-8989.-Properly re-tape the dryer exhaust duct with the approved UL Listed 181 A-P foil tape.
New - 3-25-2021 - There is a nail in the exhaust duct.
18. Interior - Electrical Fixtures - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.
First Floor Bedroom - The cover for the electric baseboard heater has come off exposing the wires and there is a burn mark on it.
Fire Floor Bedroom - The outlet box near the bed is coming loose from the wall.
Front Upstairs Bedroom - There is an outlet behind the television that is worn and can no longer hold in plugged items.
Basement - The cover for the electric baseboard heater has come off exposing the wires.
19. Interior - Guardrail - SPLC 34.10 (3), 34.34(2) - Repair or replace the damaged guardrail in an approved manner.
20. Interior - 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 are light fixtures in the house that is missing the covers/globes.
21. Interior - Smoke Alarms - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area, inside the bedrooms and in the basement. -The smoke alarm in the basement is missing.

22. Interior - Walls - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner.

Throughout the house, there are different walls, including the bathroom and under the sinks, that have unfinished repairs, large holes and openings, sections that are cracked and damaged.

First Floor Bedroom - There is hole behind the damaged electrical outlet.

23. Interior - Windows - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition.

The back-upstairs bedroom window does not stay up, is missing the latch, there is peeling paint, the outside ledge is cracked, and the surface is unprotected from the natural elements.

NEW - The sill was damaged and has been removed by the tenant leaving the sill open and the sill is damaged.

The downstairs bedroom window is unable to close and has worn and peeling paint on the sills and frame.

Upstairs Bathroom - the upstairs bathroom window has not been repaired and cannot stay open on its own.

24. 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 the original orders.

If you have any questions, email me at Efrayn.Franquiz@ci.stpaul.mn.us or call me at 651-266-8955 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,

Efrayn Franquiz
Fire Safety Inspector
Ref. # 111907