



# Mary Pat LaBoda

1195 Edmund Ave. • St. Paul, Minn. 55104 • Phone: 651-428-0047  
E-Mail: mrpts@yahoo.com

May 21, 2012

Michael Efferson  
Fire Inspector  
City of St. Paul  
St. Paul Fire Department  
375 Jackson Street, Suite 220  
Saint Paul, Minnesota 55101-1806

Dear Mr. Efferson:

Regarding the following residence:  
1195 Edmund Ave  
Ref. #103064

The building in question was my childhood home. My then-husband and I bought it from my mother when she moved to an assisted-living facility in 2003 for the purpose of providing housing for our children when they attended college. Our daughter has been living at the residence for several years while we have kept the mortgage payments current. She contributes what she can afford to help with expenses. I do not – nor will I ever – consider my daughter and her 1-year-old son “tenants”.

1195 Edmund is in no way a rental property or business. It has been in my family for decades. I acquired sole ownership of the residence as part of a divorce decree in 2009. I have not profited financially from owning the home. It has, in fact, become a liability.

The List of Deficiencies sent to me include many items that have existed on the property since I was a child. I will do what I can to address some of them, but I am not in a financial position to address all of them.

Sincerely,



Mary Pat LaBoda

THIS IS NOT A RENTAL  
THERE IS NO LEASE



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

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

Telephone: 651-266-8989  
Facsimile: 651-266-8951  
Web: [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

May 24, 2012

MARY P LABODA  
2213 OAKRIDGE RD  
STILLWATER MN 55082-5332

RE: RE-INSPECTION FIRE CERTIFICATE OF OCCUPANCY WITH DEFICIENCIES  
1195 EDMUND AVE

Ref. # 103064

Dear Property Representative:

Your building was re-inspected for the Fire Certificate of Occupancy on May 24, 2012. 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 June 25, 2012 at 12:30PM.**

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

2. Interior - NEC 440.13 - For cord-connected equipment such as room air conditioners, household refrigerators and freezers, drinking water coolers, and beverage dispensers, a separable connector or an attachment plug and receptacle shall be permitted to serve as the disconnecting means. **The microwave must have grounded plug as designed, do not use device until repaired.**
3. Interior - SPLC 34.12 (2), 34.35 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition. Repair or replace stove to fully operative appliance. **Replace missing heating elements and maintain the stove as designed.**
4. 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.
5. SPLC 39.02(c) - Complete and sign the smoke detector affidavit and return it to this office.

An Equal Opportunity Employer

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: (651-266-8688) and must be filed within 10 days of the date of the original orders.

If you have any questions, email me at [michael.efferson@ci.stpaul.mn.us](mailto:michael.efferson@ci.stpaul.mn.us) or call me at 651-266-8981 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,

Michael Efferson  
Fire Inspector  
Ref. # 103064