



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

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Saint Paul, Minnesota 55101-1806

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April 25, 2017

PATRICK T HER  
FELIZIA XONG HER  
1700 EDGEMONT ST N  
MAPLEWOOD MN 55117-2417

## FIRE INSPECTION CORRECTION NOTICE

RE: 528 COMO AVE  
Ref. #107722  
Residential Class: D

Dear Property Representative:

Your building was inspected on April 21, 2017 for the renewal of your Fire Certificate of Occupancy. Approval for occupancy will be granted upon compliance with the following deficiency list. The items on the list must be corrected prior to the re-inspection date.

**A re-inspection will be made on June 7, 2017 at 10:15 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 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. Exterior - Back 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.  
***Immediately discontinue using the back wooden stairs. The stairs has loose guardrails, broken steps, is wobbly and unsecure.***

2. Exterior - Back of House - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.-There is an exterior electrical outlet that is missing the cover.
3. Exterior - Doors - SPLC 34.33 (3) - Repair and maintain the door in good condition. The strike plate for the front entry door is missing and the mortise lock does not work. The back entry screen door is damaged.
4. 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.  
The garage has chipping and peeling paint, broken boards and trims, missing corner cover panels, small holes and the garage door has a hole at the bottom.  
The right side of the garage wall and garage door frame has been damaged and is push inward.  
The fence at the back of the property is in disrepair.
5. Exterior - Sidewalk & Steps - SPLC 34.08 (10) - Repair, replace and maintain exterior sidewalks, walkways and stairs.-The sidewalk and front steps to the property are in disrepair with large cracks, broken and uneven surfaces and chipping pieces.
6. Exterior - Throughout - 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.  
There is holes, openings, cracked damaged, unprotected surfaces, chipping and peeling paint and other damages on the fascia, soffits, sides and other areas of the house.  
The retaining wall is in disrepair with large holes, cracks and missing blocks.  
In the second floor side porch area, there is a cracked board over the window and has an opening. There are walls in the porch area that are damaged.  
The plywood and the wooden trims on the West side of the property is an unprotected surface.
7. Exterior - Throughout - SPLC 34.08 (1), 34.32 (1) - All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces.-There is litter and garbage on the back side of the property, including on the far side of the garage.
8. Exterior - Window Screens - SPLC 34.09 (4), 34.33 (3) -Provide or repair and maintain the window screen.-There are torn and damaged screens.

9. Exterior/Interior - Windows - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition.  
On the back side and West side of the house, including the side porch area, there are windows with broken glass, windows that have frames, trims, sash and other components with chipping and peeling paint, that is cracked, damaged, do not open, have unprotected surfaces, missing sash cords, missing latches and other damages.  
***Immediately repair the windows with the broken glass.***
10. Interior - Basement - NEC 300.11 - Provide for all raceways, boxes, cabinets, and fittings to be securely fastened in place.-There is a light fixture and a junction box that is not properly secure.
11. Interior - Basement - MSFC 5704.2.13.1.3 - All above/underground tanks which have been out of service at least 1 year shall be properly removed, unless tanks are tested in an approved manner and properly returned to service. This work requires a permit(s), call DSI at (651)266-8989.
12. Interior - Basement - MFGC 503 - Provide, repair or replace the fuel equipment vent or vent liner to develop a positive flow adequate to convey all products of combustion to the outside. This work may require a permit(s). Call DSI at (651) 266-8989.-There is different spots on the warm-air ducts that have duct tape on it. Provide and properly place the correct type of tape on the ducts.
13. Unit 1 - Bathroom - SPLC 34.10 (4), 34.34 (3) - Provide a bathroom impervious to water.-There is a long vertical opening in the corner of the shower wall.
14. Unit 1 - Doors - SPLC 34.33 (3) - Repair and maintain the door in good condition. The door to the middle bedroom is cracked, damaged and is missing the hardware. The strike plate is missing for the front bedroom door. The door knob is loose.
15. Unit 1 - Kitchen - 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 appliance must plug directly into a permanent outlet.-The refrigerator is connected by an extension cord. Connect the refrigerator directly into the outlet.
16. Unit 1 - Living Room - MSFC 1030.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exit path.-The sofa is partially blocking the doorway for one of the bedrooms.
17. Unit 1 - Walls - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner.  
There is cracked, chipping and peeling paint on the bathroom walls.  
There is a small hole on the living room wall.

18. Unit 1 - Window - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition.-The window in the middle bedroom does not stay open, is difficult to open, is missing the latch and has chipped and peeling paint on the sash and frame.
19. Unit 1 & 2 - 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.-There is no carbon monoxide alarm near the far bedrooms in both apartments.
20. Unit 1 & 2 - Smoke Alarms - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.  
The hard-wired smoke alarm in the basement is missing. The alarm must be maintained as a hard-wired.  
There is no smoke near the far bedroom in Unit 1.  
The hard-wired smoke alarm in the living room in Unit 2 is missing.
21. Unit 2 - Back Bedroom - MSFC 605.1 - Repair or replace damaged electrical fixtures.  
This work may require a permit(s). Call DSI at (651) 266-8989.-There is an outlet in the back bedroom near the porch door that is not properly installed and has openings on the side.
22. Unit 2 - Bedroom & Kitchen - MSFC 605.4 - Discontinue use of all multi-plug adapters.-  
There is a multi-plug adapter in the front bedroom and in the kitchen.
23. Unit 2 - Ceilings - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner.-There is cracks and damages to the bathroom and back bedroom ceilings.
24. Unit 2 - Doors - SPLC 34.33 (3) - Repair and maintain the door in good condition.  
The door to the side porch area does not fit properly within its frame and has openings on the top and sides.  
The door to the middle bedroom has a hole and is scraped and damaged at the bottom.  
The strike plate is missing for the back entry door.
25. Unit 2 - Front Bedroom - 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 piece of cloth held by wood placed over the vent cover. Remove this item.
26. Unit 2 - Kitchen - MSFC 308.1.2 - No person shall throw or place, or cause to be thrown or placed, a lighted match, cigar, cigarette, matches, or other flaming or glowing substance or object on any surface or article where it can cause an unwanted fire.-There is an incense candle improperly placed and there is no mean for proper disposal.

27. Unit 2 - Kitchen - 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 black tape holding up the top cover for the kitchen stove.
28. Unit 2 - Kitchen - SPLC 34.10 (7) - Repair and maintain the cabinets in an approved manner.-The tiles on the kitchen countertop is chipped and damaged.
29. Unit 2 - Light Fixture - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped.-There is a light fixture missing the cover.
30. Unit 2 - Throughout - SPLC 34.08 (1), 34.34 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.-Clean the mildew, rust and grime in the bathroom and maintain orderly storage of items in the bedrooms.
31. Unit 2 - Walls - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. There is large cracks on the kitchen, bedroom and bathroom walls. There is a large section of the bathroom wall that is water damaged.  
There is a small hole on the front bedroom wall.
32. Unit 2 - Windows - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition. The windows in the far bedroom are difficult to open and do not latch properly.  
The window in the middle bedroom is difficult to open and does stay up. The window slams down.
33. 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 this order.

If you have any questions, email me at: [Efrayn.Franquiz@ci.stpaul.mn.us](mailto: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 Inspector

Reference Number 107722