



CITY OF SAINT PAUL  
*Christopher B. Coleman, Mayor*

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January 28, 2016

COURTNEY PRESCOTT  
125 MAGNOLIA AVE W  
ST PAUL MN 55117-4916

## **Revocation of Fire Certificate of Occupancy and Order to Vacate**

RE: 925 SYLVAN ST Ref. # 122978

Dear Property Representative:

Your building was inspected on January 28, 2016, 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 March 2, 2016 at 2pm or the property vacated.**

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 - DOORS - Ext. Door SPLC 34.09 (3), 34.33 (3) - Repair and maintain the door in good condition.-Both screen door and front door don't close properly, needs to be maintained
2. EXTERIOR - PATIO WINDOWS - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window in good condition.-Numerous patio windows are broken or missing screens
3. INTERIOR - BASEMENT SLEEPING - MSFC 1026.1 - 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.-Discontinue sleeping in the basement immediately.
4. INTERIOR - BATHROOM - SPLC 34.10 (4), 34.33 (3) - Provide a bathroom floor impervious to water.

5. INTERIOR - BEDROOM - MSFC: 1014.2: Egress through inverting spaces: Egress from a room or space shall not pass through adjoining or intervening rooms or areas, except where such adjoining rooms or areas are accessory to the area served, are not a high hazard occupancy and provide a discernible path of egress travel to exit-Bedrooms exits cant lead through another bedroom-Remove the bed in the upper level bedroom that is in the half room / closet space.
6. INTERIOR - DRYER - MSMC 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.
7. INTERIOR - FURANCE - 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.
8. INTERIOR - KITCHEN SINK FLOORING - SPLC 34.10 (7), 34.33 (6) - Repair or replace and maintain the woodwork in an approved manner.-Repair or replace the rotten wood under the kitchen sink.
9. INTERIOR - OUTLET COVERS - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.-Cover plates for outlets missing through out the house
10. INTERIOR - OWNER - SPLC 40.04 (5) On or after April 30, 2009, The owner of a building used for residential occupancy who is applying for their FIRST Fire Certificate of Occupancy, must complete the Minnesota Crime Free Multi Housing training program or other landlord training program approved by the Fire Marshal. The training must have occurred within the last two years and the owner must submit a certificate of attendance or provide verification of enrollment in the next scheduled class to the Fire Inspection Division-DSI. This requirement shall not apply to an owner who has held a Fire Certificate of Occupancy on another residential property in Saint Paul prior to April 30, 2009.-DSI created a course, Landlord 101. Either of these classes are fine and owners have 1 calendar year to complete this. For more information on Landlord 101, contact Fire Inspector Leanna Shaft, 651-266-8980.
11. INTERIOR - PANEL - NEC 110-26 - Provide and maintain a minimum of 36 inches clearance in front of all electrical panels.
12. INTERIOR - SMOKE DETECTORS - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area and on every level of the unit- Provide and maintain detectors on all levels of the house
13. INTERIOR - STOVE / OVEN - 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. -Repair or replace stove / oven unit, not properly working

14. INTERIOR - TUB - SPLC 34.11, MSBC 2902.1, SPLC 34.17, MSPC 415.0220 - Repair or replace and maintain all parts of the plumbing system to an operational condition.-Repair or replace and maintain an approved private tub or shower. Currently missing handles to turn on/off
15. 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.
16. 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: [Jonathan.Gaulke@ci.stpaul.mn.us](mailto:Jonathan.Gaulke@ci.stpaul.mn.us) or call me at 651-266-8994 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,  
Jonathan Gaulke  
Fire Inspector  
Ref. # 122978