



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 2, 2017

VAMENG XIONG  
C/O GORDON PATRAW  
1068 LAKEWOOD DR N  
MAPLEWOOD MN 55119-3608

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

RE: 602 ORANGE AVE E  
Ref. # 124251

Dear Property Representative:

Your building was determined to be a registered vacant building on May 2, 2017. Since certificates are for the occupancy of buildings, it has become necessary to revoke the Certificate of Occupancy.

Saint Paul Legislative Code provides that no building shall be occupied without a Certificate of Occupancy. In order to re-occupy the building, the following deficiencies (if applicable) must be corrected and a complete Certificate of Occupancy inspection will be required.

#### DEFICIENCY LIST

1. Ceilings - Main floor - MSFC 703.1 - Repair and maintain the required fire resistive construction with approved materials and methods. This work may require a permit(s). Call DSI at (651) 266-8989.-
2. 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.-
3. Garage - MSFC 505.1 - Provide address numbers at least four (4) inches in height.-
4. Garage - SPLC 34.33 (3) - Repair and maintain the door in good condition.-

5. Garage - 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.-
6. House - Multiple locations - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window glass.-
7. House - Multiple locations - SPLC 34.09 (4), 34.33 (3) -Provide or repair and maintain the window screen.-
8. House - SPLC 34.33 (3) - Repair and maintain the door in good condition.-
9. House - 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.-
10. House - Side entrance - 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.-
11. Throughout - MSFC 605.1 - Remove unapproved exposed wiring and install in accordance with the electrical code. This work may require a permit(s). Call DSI at (651) 266-8989.-
12. Throughout - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped.-
13. Throughout - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner.-
14. Throughout - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner.-
15. Throughout - SPLC 34.10 (7), 34.17 (5) - Repair or replace and maintain the woodwork in an approved manner.-
16. SPLC 39.02(c) - Complete and sign the smoke detector affidavit and return it to this office.
17. MSFC 307.1 - All fires on the ground must be a minimum of 25 feet from structures or contained in a grill or outdoor fireplace. Wind speeds must be under 10 mph, constantly attended, a means of extinguishment must be provided. Only natural firewood can be burned (no construction materials, brush or waste materials), and fire shall be extinguished if the smoke is deemed a nuisance. A citation will be issued for non-compliance.-

18. SPLC 34.08 (1), 34.32 (1) - All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces.-
19. SPLC 34.23, MSFC 110.1 - This occupancy is condemned as unfit for human habitation. This occupancy must not be used until re-inspected and approved by this office.- Condemnation includes but is not limited to: no heat, open wiring, occupancy separation has been compromised.
20. SPLC 34.11 (6) - Provide and maintain a minimum of 68 degrees F in all habitable rooms at all times.-Boiler does not work
21. MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.-
22. 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 manufacturers instructions.-

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: [leanna.shaff@ci.stpaul.mn.us](mailto:leanna.shaff@ci.stpaul.mn.us) or call me at 651-266-8980 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Leanna Shaff  
Fire Inspector

Ref. # 124251