



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

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September 12, 2017

JAY R HILL  
1585 DUNLAP ST N  
ST PAUL MN 55108-2215

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

RE: 538 WHEELOCK PKWY W  
Ref. # 103861

Dear Property Representative:

Your building was inspected on September 7, 2017, 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 re-inspection will be made on October 11, 2017 at 1:00 PM 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 - Back of House - SPLC 34.08 (2) - Provide and maintain the property grade to slope away from the building to minimize the accumulation of water near the building. This work may require a permit(s). Call DSI at (651) 266-8989.  
Near the back stairs, the sidewalk drains towards the house, where there is a hole.  
The gutters for the house have fallen down and have sections that are disconnected.
2. Exterior - Doors - SPLC 34.33 (3) - Repair and maintain the door in good condition.  
The threshold for the front entry door is uneven.  
The screen for the back entry door is torn.

3. Exterior - 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.-All around the garage, there is chipping and peeling paint, sidings that is deteriorated and damaged and missing corner cover panels.
4. Exterior - Garage & Parking Surface - SPLC 34.08 (7) - All parking spaces shall be paved with asphalt, concrete, or durable dustless surfacing. Before any existing spaces may be paved, site plan approval must be obtained as specified in the St. Paul Zoning Code. Contact DSI Zoning at 651-266-8989.-The parking surface inside the garage has very large and deep cracks. The parking surface has spots that are uneven.
5. Exterior - 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.-All around the house, there is cracks, openings, small holes, missing soffits, missing fascia covers and rotted and damaged fascia boards and lots of other damages.
6. Exterior - House - SPLC 34.09 (2), 34.33 (1) - Provide and maintained the roof weather tight and free from defects.-The roof for the house has damaged, worn and missing shingles.
7. Exterior - Throughout - SPLC 34.08 (10) - Repair, replace and maintain exterior sidewalks, walkways and stairs.  
There is a large opening at the top of the front steps, under the front entry door and the front steps has cracks on it.  
The sidewalk near the back entry stairs is uneven and has heave upward and is a tripping hazard.  
There is a wooden ramp that is rotted, damaged and is unsafe. There is spots that sinks in.
8. Exterior - Window - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition.-There is a cellar window that has come out of the frame.
9. Interior - Basement - MSFC 603.5.3 - Provide clearance around all mechanical equipment.-There are items that too close to the furnace.
10. Interior - Basement - MFGC Chapter 4 - Provide or replace fuel equipment piping in compliance with the mechanical code. This work may require a permit(s). Call DSI at (651) 266-8989.-The yellow flexible gas line and connectors are not approved material and is installed incorrectly.
11. Interior - Basement - 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.-The dryer exhaust duct is not properly installed and the reducing section of the duct is not approved.

12. Interior - Basement - MMC 305.2 - Install proper hangers and support for the gas piping in compliance with the mechanical code.-The gas line to the dryer is not properly secure and is tied to the electrical conduit.
13. 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.-Repair or replace and maintain an approved private toilet. This work may require a permit(s). Call LIEP at (651) 266-9090. The toilet is loose and unsecure.
14. Interior - Bathroom & Kitchen - SPLC 34.10 (7) - Repair and maintain the cabinets in an approved manner.  
In the kitchen, there is a drawer missing the front part of the drawer.  
In the bathroom, the vanity door is missing.
15. Interior - CO Alarm - 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 alarm on the first is expired. The date on the back of the alarm states January 11, 2000. Provide a new carbon monoxide alarm.
16. Interior - Windows - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition.  
The two bedroom windows in the upstairs bedroom and at the top of the stair landing, the windows do not stay open and slams down.  
There is a window in the right first floor bedroom that does not stay open and slams down.
17. SPLC 39.02(c) - Complete and sign the smoke detector affidavit and return it to this office.
18. MSBC -Section 105.1 - Permits Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Work being done requires a permit.  
**A permit is required for the installation of the new water heater in the basement.**
19. SPLC 34.19 - Provide access to the inspector to all areas of the building.
20. **SPLC 40.06. - Suspension, revocation and denial. (A) Grounds for revocation. The fire code official may, in writing, issue a notice to the owner(s) and know interested parties of the city's suspension or revocation of a fire certificate of occupancy issued under the provisions of this code, or deny an application therefor:**  
**(3) If it is found upon inspection of the fire code official that the building or occupancy is in violation of provisions of this or other applicable safety code, ordinances, rules and regulations;**  
**The Certificate of Occupancy has been revoked due to non-compliance.**

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 8:00 a.m. - 9:30 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Efrayn Franquiz  
Fire Inspector

Ref. # 103861