



CITY OF SAINT PAUL

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

Telephone: 651-266-8989
Facsimile: 651-266-9124
Web: www.stpaul.gov/dsi

November 4, 2021

DERRICK MALONE
326 CHARLES AVENUE UNIT #2
SAINT PAUL MN 55103

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 394 HOPE ST
Ref. # 119440

Dear Property Representative:

Your building was determined to be a registered vacant building on October 29, 2021. 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. Exterior - Back Yard - SPLC 34.08 (1), 34.32 (1) - All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces. -Remove all the branches and garbage behind the storage shed.
2. Exterior - Back Yard - 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. -NEW - October 29, 2021 - There is evidence of unapproved burning of unapproved material in the back yard. Discontinue burning.
3. Exterior - Window Screens - SPLC 34.09 (4), 34.33 (3) -Provide or repair and maintain the window screen.
4. Interior - Stairway Ceiling - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner. -The repairs, sanding and painting to the front and rear stairway ceiling is not complete.

5. Interior - Stairway Walls - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. -The repairs, sanding and painting to the front and rear stairway walls is not complete.
6. Unit 1 - Doors - SPLC 34.33 (3) - Repair and maintain the door in good condition.
NEW - October 29, 2021 The French door is missing a glass pane and is covered by a piece of carboard and tape.
NEW - October 29, 2021 the door to the laundry room is missing the door knob.
7. Unit 1 - Kitchen - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.-NEW - October 29, 2021 There is a burned outlet next to the refrigerator.
8. Unit 1 - Light Fixture - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped. -NEW - October 29, 2021 There is a light fixture that is missing the cover.
9. Unit 1 - Window - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition. -The window in the kitchen has a lot of peeling paint.
10. Unit 1 - SPLC 34.11(5), 34.35(2), MPC 408.3 - Provide adequate hot water between 110 degrees F and 120 degrees F.-Water temperature 140 degrees F
11. Unit 1 - Laundry Room - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. -The walls inside the laundry room have cracked and damaged walls.
12. Unit 2 - 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. -
13. Unit 2 - Doors - SPLC 34.33 (3) - Repair and maintain the door in good condition.
NEW - October 29, 2021 - There are damaged door frames, doors that have missing or damaged strike plates and a door in the front bedroom that is missing the top piece of the frame.
14. Unit 2 - Kitchen - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing. -NEW - October 29, 2021 There is an outlet in the kitchen that is missing the cover. Ensure that all outlets have covers.
15. Unit 2 - Smoke Alarm - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area. -The smoke alarm in the back bedroom is missing.
16. Unit 2 - Throughout - SPLC 34.10 (6), 34.34 (5) - Exterminate and control insects, rodents or other pests. Provide documentation of extermination. Cockroaches seen in kitchen.

17. Unit 2 - Walls - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner.
There are still several walls throughout the apartment that has cracks, pieces broken off, peeling paint and a large hole in the back bedroom.
There is a section of the tile wall in the kitchen that is missing tiles.
18. Unit 2 - Water - SPLC 34.11(5), 34.35(2), MPC 408.3 - Provide adequate hot water between 110 degrees F and 120 degrees F. Water temperature 135 degrees F
19. Unit 2 - Windows - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition.
NEW - October 29, 2021 the left window in the front bedroom is being replaced.
Properly install the window and pull the required permit.
NEW - October 29, 2021 the bathroom window is damaged and has a lot of peeling paint on it.
20. Unit 2 - Kitchen - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped.
21. SPLC 39.02(c) - Complete and sign the smoke detector affidavit and return it to this office.
22. 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 known 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 codes, ordinances, rules and regulations.
The Fire Certificate of Occupancy has been revoked due to long term non-compliance.
23. MSBC Chapter 1300.0120 Permits. Subpart 1. Required. An 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 gas, mechanical, electrical, plumbing system, or other equipment, the installation of which is regulated by the code; or cause any such work to be done, shall first make application to the building official and obtain the required permit.
A permit is required for the installation of the new bedroom window.

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>

If you have any questions, email me at: Efrayn.Franquiz@ci.stpaul.mn.us or call me at 651-266-8955 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Efrayn Franquiz
Fire Safety Inspector

Ref. # 119440