



CITY OF SAINT PAUL

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March 21, 2022

Victor Nenghimobo Clement  
3931 Princeton Trl  
Eagan MN 55123-2536

## **CORRECTION NOTICE - RE-INSPECTION COMPLAINT**

RE: 467 IVY AVE E  
Ref. # 114098

Dear Property Representative:

A re-inspection was made on your building on March 21, 2022, in response to a referral. You are hereby notified that the following deficiencies must be corrected immediately.

Failure to comply may result in a criminal citation or the revocation of the Certificate of Occupancy. The Saint Paul Legislative Code requires that no building shall be occupied without a Certificate of Occupancy. The code also provides for the assessment of additional reinspection fees.

### DEFICIENCY LIST

- 1. 1 - SPLC 34.23, MSFC 111.1 - This occupancy is condemned as unfit for human habitation. This occupancy must not be used until re-inspected and approved by this office. - Unit is condemned due to but not limited to Failure to comply with previous orders. Failure to provide consistent property owner information.**
2. Exterior - Foundation - SPLC 34.09 (2)(a), 34.33 (1)(a) - Provide and maintain foundation elements to adequately support this building at all points.-Foundation on South East corner is cracked.
3. Exterior - SPLC 34.09 (1)(2)(a), 34.33 (1)(b) - 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.-Holes and missing sections of siding.
4. Interior - Basement - MMC 504.1 - 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.-

5. Interior - Basement - MSFC 1011.7.3 - Remove the storage under the stairs or provide and maintain 1 hour fire resistive construction on the storage side of the stairs.-Refuse stored under stairs in basement.

6. Interior - Hallway. - MN Stat. 299F.362, MSFC 1103.8 - Immediately provide and maintain a smoke alarm located outside each sleeping area.-Missing hardwired smoke alarm in hallway. smoke alarm in bedroom has been covered in tape.

7. Interior - MSFC 313.1 - Fueled equipment, including but not limited to motorcycles, mopeds, lawn-care equipment and portable cooking equipment, shall not be stored, operator or repaired within a building.-Gas can and gas powered generator stored in entryway.

8. 1. SPLC Sec. 40.01. - Fire certificate of occupancy requirement

(a) All existing buildings in the city are required to have and maintain a fire certificate of occupancy, issued by the department of safety and inspections. The fire certificate of occupancy shall be an indication that the building meets, at the time of inspection, all relevant codes to maintain the health, safety and welfare of the building's occupants and the general public.

(b) Provisional fire certificate of occupancy. When an owner-occupied dwelling changes to a rental dwelling unit, the owner of the dwelling must submit a completed application for a provisional certificate of occupancy, a completed owner's self-evaluation affidavit and pay the fee for a provisional certificate of occupancy within thirty (30) days of the change in use.

Under SPLC 40.03, owner and owner-occupied is defined as:

**Owner.** The person, firm, corporation or other entity listed in the records on file in the recorder's office as holding fee title to the building. For purposes of notice only, "owner" includes the owner's authorized agent or other person in control of the premises.

**Owner-occupied.** Dwellings which are the principal residence of the owner of record of the building and in which the owner resides. "Owner," for the purposes of this definition, means a natural person and does not include a corporation, partnership, or other entity.

Per these definitions, a Fire Certificate of Occupancy is required for the property.

-Apply for a Fire Certificate of Occupancy, have the property vacated, or convert the property to an owner-occupied status by February 18, 2022.

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,

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15 W Kellogg Blvd, Saint Paul MN 55102 Phone: 651-266-8585 and must be filed within 10 days of the date of the original orders.

If you have any questions, email me at [Brian.Ganzel@ci.stpaul.mn.us](mailto:Brian.Ganzel@ci.stpaul.mn.us) or call me at 651-266-8944 between 7:30 a.m - 9:00 a.m.

Please help to make Saint Paul a safer city in which to live and work.

Sincerely,

Brian Ganzel  
Fire Safety Inspector

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