DEPARTMENT OF SAFETY AND INSPECTIONS
Fire Inspections Division

Ricardo X. Cervantes, Director

CITY OF SAINT PAUL

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September 10, 2021

TWIN CITIES HOME RENTAL
5200 34TH AVE
MINNEAPOLIS MN 55417USA

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 40 MAGNOLIA AVE W
Ref. # 103964

Dear Property Representative:

Your building was determined to be a registered vacant building on September 10, 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 - Chimney - 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 requires a permit(s). Call DSI at (651) 266-8989.-NEW - 4/16/2021 - The top section of the flue liner has broken off and the top piece is now resting in the side yard. Contact a licensed contractor to properly repair.

2. Exterior - Fence & 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.
The fence is in disrepair with broken and damaged pickets and worn and peeling paint.
The main garage door is damaged and has come off the tracks.
One of the glass panes for the garage service door is broken.
There is chipping and peeling paint on the garage.
The frame around the garage is window is damaged.

3. Exterior - Window Screens - SPLC 34.09 (4), 34.33 (3) -Provide or repair and maintain the window screen.

4. 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.-There is chipping and peeling paint and damages on the fascia boards, there are damaged trims, damaged soffits, missing corner cover panels, and some damages on a window sill.

5. Exterior & Interior - Outlets - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.
Exterior - The outlet near the garage door opener has a broken cover plate.
Interior - There is a broken outlet cover behind the dresser in the left second floor bedroom.

6. Interior - Basement - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.-There is a light fixture in the basement (near stairs) that has come loose from the junction box.

7. Interior - Bathroom - SPLC 34.10 (4), 34.34 (3) - Provide a bathroom floor impervious to water. -The first-floor bathroom floor has been repaired in an unprofessional manner and there are damaged sections.

8. Interior - Bathrooms - 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. Permit(s) will be required.
Downstairs bathroom -1) The repair to the surface for the bathtub is not done properly. Re-do the repair. The P-trap for the bath tub is cracked and is leaking into the basement.
2) The toilet is not working and there is no running water.
Upstairs -
1) The installation of the new bath tub and shower wall was done in an unprofessional manner. Contact a licensed contractor to properly re-install the wall and tub.
2) There is flexible piping being used for the hand-sink.

9. Interior - CO Alarms - 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. -Provide a carbon monoxide alarm near the bedrooms on the second and third floor.

10. Interior - Ceilings - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner.
There is an unfinished repair on the living room ceiling and there is another section that is peeling and has damages.
There is water damage on the upstairs bathroom ceiling.

11. Interior - Doors - SPLC 34.33 (3) - Repair and maintain the door in good condition. - Properly weather-strip the back-entry door. There are openings at the bottom and on the sides.
The right second floor bedroom door is damaged.
The East first floor bedroom door does not latch.
The strike plate for the front entry door is loose.

12. Interior - First Floor Bedroom - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner. -Repair or replace the carpeting.

13. Interior - Kitchen - SPLC 34.14 (2) c - Repair or replace the duplex convenience outlet with ground fault protection within 3 feet of the basin on an adjacent wall in all bathrooms. This work may require a permit(s). Call DSI at (651) 266-8989.-The GFCI outlet in the kitchen does not work properly. The outlet cannot be tested with the manual buttons and with the tester. Replace this outlet.

14. Interior - Kitchen - 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. -The pipes under the kitchen sink is leaking.

15. Interior - Laundry Room - 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 requires a permit(s). Call DSI at (651) 266-8989.-A section of the dryer exhaust duct has been crushed. Properly repair this section.

16. Interior - Second Floor - SPLC 34.11 (6) - Provide and maintain a minimum of 68 degrees F in all habitable rooms at all times. -There is low to no heat on the second floor.

17. Interior - Smoke Alarms - MSFC 1103.8.1 Replacement of smoke alarms. Single- and multiple-station smoke alarms shall be replaced when: 1. They fail to respond to operability tests. Smoke alarms shall be replaced with smoke alarms having the same type of power supply.
-The smoke alarm in the first-floor bedroom is not working.
The smoke alarm in the basement is not working.

18. Interior - Stairs - SPLC 34.10 (3), 34.34(2) - Repair or replace the damaged handrail in an approved manner. -The handrail at the top of the stairs has broken off.

19. Interior - Throughout - 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.-There are light fixtures that are missing the globes.
The washing machine is not working properly.

20. Interior - Upstairs Bathroom - SPLC 34.14 (2), 34.34 (5) - Provide an approved electrical service adequate to meet the building's needs. This work may require a permit(s), call DSI at (651) 266-8989.-There is no electrical service to the upstairs bathroom.

21. Interior - Upstairs Bathroom - SPLC 34.14 (3), MPC 4714.01 (T) - Provide and maintain a window or approved ventilation system in all bathrooms. -The ventilation fan in the upstairs bathroom is not working.

22. Interior - Walls - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. -There are damages to the upstairs bathroom wall and there is an unfinished repair to the first-floor bathroom wall.

23. Interior - Windows - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition.
The slide rails for the East first floor bedroom is damaged and has a large opening.
The pane for the window at the top of the stairway has popped off.
The window in the left second floor bedroom is broken.

24. SPLC 39.02(c) - Complete and sign the smoke detector affidavit and return it to this office.

25. 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. - Obtain the proper permit(s) as required.

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 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. # 103964