SAINT PAUL
SAFETY & INSPECTIONS

DEPARTMENT OF SAFETY & INSPECTIONS (DSI)
ANGIE WIESE, PE(MN), CBO, DIRECTOR

375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
Tel: 651-266-8989 | Fax: 651-266-9124

May 14, 2025

Zoltan Pusenyak
45 Center Rd
Circle Pines MN 55014-1647

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 1024 MINNEHAHA AVE E
Ref. # 120736

Dear Property Representative:

Your building was inspected on May 1, 2025, 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 reinspection will be made on June 3, 2025, at 03:00 pm or the property vacated by June 15, 2025.

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 - 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.-
   a. Parking surface next to garage is just dirt, mud, and has large holes
   b. Parking is still evident alongside the garage
   c. UPDATE: 05-01-2025 - Evidence that the parking surface is being utilized, area remains a non-durable surface

2. Exterior - Throughout - 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.-

a. Holes in ground, and ground slopes in toward the foundation
b. Hole in area of gas meter at front of property
c. Gutters are not secured and are flat on the ends
d. UPDATE: 05/01/2025 - Holes remain in area of gas meter, part of lawn washing out next to sidewalk where gutter drains

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. -
    a. Several damaged siding panels, holes in panels, and trim boards
    b. Cracked, chipped, and peeling paint on siding, window trim, and door trim
    c. Siding panels are warped and bending out from the wall
    d. Sections of siding missing, filled with a foamlike substance
    e. UPDATE: 05/01/2025 - Siding and walls remain in same state as previously noted

4. Exterior - SPLC 34.09 (2)(b), 34.33 (1)(d) - Provide and maintained the roof weather tight and free from defects. -
    a. Shingles bubbling and peeling up
    b. Asphalt surface of shingles washing away and showing signs of wear
    c. Soffit boards water damaged with chipped, cracked, and peeling paint
    d. Holes in soffit boards
    e. Gutters hanging loosely, not attached to the dwelling, ends of gutter runs are flattened
    f. UPDATE: 05/01/2025 - Roof and gutter system remain in same state as previously noted

5. Exterior - SPLC 34.09 (4), 34.33 (3) -All screens shall be maintained in a professional state of maintenance and repair. -
    a. Repair or replace damaged and missing screens

6. 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. -
    a. Several broken/deteriorating siding panels on garage, holes in panels, trim boards, and soffit
    b. Cracked, chipped, and peeling paint on siding, trim, and both doors
    c. Door frames have water damaged boards
    d. UPDATE: 05/01/2025 - Garage corrections have not been completed, side door is not secure, lock is in an open position, remnants of tree or shrub have grown into the garage separating siding from structure

7. SPLC Sec. 40.06. - Suspension, revocation, and denial; (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-
    a. **Revoked for but not limited to failure to make corrections from Revocation Orders issued on September 4, 2024. A reinspection occurred on May 1, 2025, as granted by the Legislative Hearing Officer at the appeal hearing held on October 22, 2024**

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

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: Daryl.Chute@ci.stpaul.mn.us or call me at 651-266-9129 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Daryl Chute
Fire Safety Inspector II

Ref. # 120736