



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

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June 16, 2011

DEAN FJELD  
14060 AUBURN AVE  
ROSEMOUNT MN 55068-4800

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

RE: 822 EDMUND AVE  
Ref. # 105051

Dear Property Representative:

Your building was determined to be a registered vacant building on June 16, 2011. 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. 1st Floor - Bathroom - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the floor in an approved manner.-Replace soggy and rotting subfloor throughout bathroom. Provide approved floor covering. This work may require permits. Contact DSI at (651)266-8989.
2. Attic - MSFC 605.6 - Provide all electrical splices within junction boxes.-Electrical splices noted in floor outside of junction boxes.
3. Attic - MSFC 806.2 - Wall and/or ceiling finishes exceed the code requirements for flame spread ratings. Remove or provide documentation of flame spread compliance.-Exposed insulation installed throughout attic is not approved for exposed installation.
4. Basement - Stairway - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the ceiling in an approved manner.-Repair/ replace all moldy/mildewed and water damaged areas of ceiling.
5. Basement - SPLC 34.10 (5), 34.33 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.-Clean and sanitize throughout basement. Dried debris throughout floor from drain line backup.

6. Basement - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 415.0220 - Repair or replace and maintain the plumbing fixture to an operational condition.-Repair source of leak above stairway which has caused water damage to ceiling.
7. Chimney - MSFC 603.6.1 - Masonry Chimneys - Masonry chimneys that, upon inspection, are found to be without a flue liner and that have open mortar joints which will permit smoke or gases to be discharged into the building, or which are cracked as to be dangerous, shall be repaired or relined with a listed chimney liner system installed in accordance with the manufacturer's installation instructions.-Repair deteriorated brick and tuckpoint on chimney.
8. Exterior - Front - SPLC 34.09 (2) 34.32 (2) - Provide an approved handrail. The top of the handrail must be between 34 and 38 inches above the treads and run the entire length of the stair.
9. Exterior - Rear - 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 651-266-9090.
10. Exterior - Throughout - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door in good condition.
11. Exterior - Throughout - SPLC 34.09 (3), 34.32 (3) - Provide or repair and maintain the window screens.
12. Exterior - Throughout - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window glass.
13. Exterior - SPLC 34.08 (1), 34.31 (1) - All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces.
14. Exterior - SPLC 34.08 (6), 34.31 (4) - Remove the accumulation of exterior storage that creates a nuisance or harbors rodents.
15. Exterior - SPLC 34.08 (3) - Provide and maintain suitable ground cover on all exterior areas to control erosion.
16. Garage - MSFC 315.2 - Provide and maintain orderly storage of materials.
17. Garage - SPLC 34.10 (5), 34.33 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.
18. Garage - MN Stat 299F.18 - Immediately remove and discontinue excessive accumulation of combustible materials.
19. Garage - SPLC 34.08 (5), 34.31 (3) - Repair, replace and maintain all exterior surfaces on fences, sheds, garages and other accessory structures free from holes and deterioration. Provide

and maintain exterior unprotected surfaces painted or protected from the elements.-Repair and maintain roof and siding as necessary.

20. Lower Unit - Bedroom - SPLC 34.12 (2), 34.35 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition.-Remove toys, trash, debris clogging floor vent.

21. Lower Unit - Front Entry - SPLC 34.09 (3) i - Provide and maintain an approved one-inch throw single cylinder deadbolt lock.

22. Lower Unit - Throughout - SPLC 34.10 (5), 34.33 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.-Clean and sanitize floors, walls and other surfaces throughout unit.

23. Lower Unit - Throughout - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 415.0220 - Repair or replace and maintain the plumbing fixture to an operational condition.-Kitchen: Provide proper flex connector to water supply line.  
Bathroom: Repair and maintain shut-off valves on supply lines.

24. Rear Stairway - MSFC 1011.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exitway.-Remove stroller and other storage from the stairway and in front of door.

25. Stairway Door to 2nd Floor - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door in good condition.-Repair hinges.

26. Throughout - All Stairways - SPLC 34.10 (3), 34.33(2) - Provide an approved handrail. The top of the handrail must be between 34 and 38 inches above the treads and run the entire length of the stair.-Handrails and not installed to even height along entire stairway and many areas of handrail are mounted lower than 34 inches.

27. Throughout - Smoke Detectors - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.-Repair all non-working smoke detectors. Replace all missing smoke detectors.

28. Throughout - Smoke Detectors - MSFC 102.1.1 - Existing building features - application. - Existing construction and design features that exceed the requirements for existing structures or facilities but are less than the requirements for new structures or facilities shall not be further diminished. Existing construction and design features that exceed the requirements for new structures or facilities are allowed to be removed.-All hardwired smoke detectors must be repaired and maintained where installed. All bedroom smoke detectors must be repaired and maintained where installed. All smoke detectors must be located in approved location, many detectors are too low on walls.

29. Throughout - Smoke Detectors - MN Stat. 299F.362 (5)(a) - Smoke Detector - The occupant of a dwelling unit must inform the owner of the dwelling unit of a nonfunctioning smoke detector within 24 hours of discovering that the smoke detector in the dwelling unit is not functioning. - Smoke detector may not be tampered with or disabled at any time.

30. Throughout - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-9090.-Repair damaged electrical fixtures throughout building as necessary.  
1st floor hallway light blows light bulb when turned on.  
2nd floor hallway light was non-working.  
2nd floor front bedroom electric baseboard heater is non-working.  
2nd floor living room electric heater is improperly connected to ceiling light and switch.
31. Throughout - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped.
32. Throughout - 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 manufacturers instructions.
33. Throughout - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.
34. Throughout - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the walls in an approved manner.-Patch the holes and/or cracks in the walls.
35. Throughout - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the cabinets in an approved manner.-Repair or replace the damaged or missing door.  
Repair or replace the damaged or missing drawer.  
Replace water-damaged wood under sink.
36. Throughout - 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 manufacturers instructions.
37. Throughout - SPLC 34.10 (5), 34.33 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.-Clean and sanitize carpets, floors, cabinet, counters, stoves and other surfaces throughout unit.
38. Upper Unit - Front Entry Door, Bedroom Door - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door in good condition.
39. Upper Unit - Kitchen - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the ceiling in an approved manner.-Kitchen ceiling is water-damaged water leaking in attic/ roof and part of ceiling is missing.
40. SPLC 34.11 (6), 34.34 (3) - Provide service of heating facility by a licensed contractor which must include a carbon monoxide test. Submit a completed copy of the Saint Paul Fire Marshal's Existing Fuel Burning Equipment Safety Test Report to this office.
41. SPLC 39.02(c) - Complete and sign the provided smoke detector affidavit and return it to this office.

42. SPLC 34.11 (7), 34.34 (4) - Provide additional approved containers or additional pick-ups to meet tenant trash demands.-Trash containers were both overflowing into yard.

For an explanation or information on some of the violations contained in this report, please visit our web page at: <http://www.ci.stpaul.mn.us/index.aspx?NID=211>

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: (651-266-8688) and must be filed within 10 days of the date of this order.

If you have any questions, email me at: [mitchell.imbertson@ci.stpaul.mn.us](mailto:mitchell.imbertson@ci.stpaul.mn.us) or call me at 651-266-8986 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Mitchell Imbertson  
Fire Inspection

Ref. # 105051