



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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November 28, 2011

MATT LADWIG
C/O LADWIG CO. INC.
1732 SUMMIT AVE
ST PAUL MN 55105

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 32 WHEELER ST S
Ref. # 102380

Dear Property Representative:

Your building was inspected on November 28, 2011, 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 33.05 of the Saint Paul Legislative Code.

A re-inspection will be made on December 13, 2011 at 1:30 PM or the property vacated.

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

The Revocation of the Certificate of Occupancy is due to: a long compliance time since the first inspection dated 04/26/2011, failure of the property owner to show up for and provide access to multiple inspections, and a failure to maintain the Certificate of Occupancy.

1. 1st Floor - 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.
2. 2nd Floor - SE Bedroom - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-9090. -Repair outlet that has reversed polarity.

3. 2nd Floor - MSFC 605.4 - Discontinue use of all multi-plug adapters.
4. 2nd Floor - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.
5. 2nd Floor - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window sash.-Repair damaged sash cords or provide an approved means for openable windows to remain open.
6. Basement - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.
7. Basement - NEC 110-26 - Provide and maintain a minimum of 36 inches clearance in front of all electrical panels.
8. Basement - SPLC 34.12 (2), 34.35 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition.-Repair or remove and cap unused shower.
9. Basement - UMC 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. This work **will** require a permit(s). Call DSI at (651) 266-8989.
-Obtain approval under permit for new dryer vent.
10. Basement - MFGC 409.5 - Provide an approved gas shut off valve within 6 feet of the appliance in accordance with the mechanical code. This work **will** require a permit(s). Call DSI at (651) 266-8989. -Water heater.
11. Basement - UMC 1346.703 - Provide 30 inches clearance around all mechanical equipment.
12. 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 leaking water meter.
13. Basement - SPLC 34.11 (4), 34.34 (1), MPC 4515, MPC 326 - Connect or cap the sewer piping in accordance with the plumbing code.-Cap unused sink drain.
14. Basement - MFGC 501.2 - 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 may require a permit(s). Call DSI at (651) 266-9090. -Repair loose water heater vent.
15. Basement - SPLC 34.10 (1) - Abate and maintain the basement reasonably free from dampness and free of mold and mildew.
16. Exterior - SPLC 34.09 (3), 34.32 (3) - Provide or repair and maintain the window screens.

17. Exterior - 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) 266-9090.
18. Exterior - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the windows in good condition.
19. Front Entry - SPLC 34.09 (3) i - Repair and maintain an approved one-inch throw single cylinder deadbolt lock.
-Repair damaged deadbolt lock.
20. Front Porch - SPLC 34.10 (6), 34.33 (5) - Exterminate and control insects, rodents or other pests. Provide documentation of extermination.-Squirrel in porch attic.
21. Interior - MSFC 605.4.1, MSFC 605.4.2 - Relocatable power taps shall be of the polarized or grounded type, equipped with overcurrent protection, and shall be listed in accordance with UL 1363. Relocatable power taps shall be directly connected to a permanently installed receptacle.
22. Interior - SPLC 34.19 - Provide access to the inspector to all areas of the building.
-Provide access on 12/13/2011 at 1:30 PM.
23. Kitchen - MFGC 503 - Repair the fuel equipment vent or vent liner to develop a positive flow adequate to convey all products of combustion to the outside.
-Properly cap unused access to chimney vent.
24. Living Room - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the ceiling in an approved manner.
-Repair the damaged or deteriorated ceiling.
-Also in the rear porch/bedroom.
25. SPLC 34.11 (6), 34.34 (3) - Provide service of heating facility by a licensed contractor which must include a carbon monoxide test. Submit an approved completed copy of the Saint Paul Fire Marshal's Existing Fuel Burning Equipment Safety Test Report to this office.
26. SPLC 39.02(c) - Complete and sign the smoke detector affidavit and return it to this office.
27. SPLC 62.101 - Use of this property does not conform to zoning ordinance. Discontinue unapproved use or call DSI Zoning at (651) 266-8989 to convert to legal use. There are five unrelated adults occupying the building.
-Discontinue occupying the building by more than four unrelated adults.

28. SPLC 40.04 (5) On or after April 30, 2009, The owner of a building used for residential occupancy who is applying for their FIRST Fire Certificate of Occupancy, must complete the Minnesota Crime Free Multi Housing training program or other landlord training program approved by the Fire Marshal.
The training must have occurred within the last two years and the owner must submit a certificate of attendance or provide verification of enrollment in the next scheduled class to the Fire Inspection Division-DSI.
This requirement shall not apply to an owner who has held a Fire Certificate of Occupancy on another residential property in Saint Paul prior to April 30, 2009.
-Contact 651-266-5451 to enroll.

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

If you have any questions, email me at: william.beumer@ci.stpaul.mn.us or call me at 651-266-8991 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

William Beumer
Fire Inspector

Ref. # 102380