



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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November 22, 2011

DARLENE R HOPPE
261 DAWN AVE
ST PAUL MN 55126-6241

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 1152 MARION ST

Dear Property Representative:

Your building was inspected on November 22, 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 12, 2011 at 9 am 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

1. Exterior - SPLC 34.08 (3) - Provide and maintain suitable ground cover on all exterior areas to control erosion.
2. Exterior - SPLC 34.14 (2) f - Provide and maintain a minimum of 1 foot candle at the grade level of exterior exits and entryways for security. This work may require a permit(s). Call DSI at (651) 266-9090.
3. 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.
4. Exterior-Throughout - MSFC 1011.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exitway.

5. Exterior-Throughout - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the doors in good condition.
6. Exterior-Throughout - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window frames.
7. Exterior-Throughout - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window glass.
8. Exterior-Throughout - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window locks.
9. Exterior-Throughout - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window sash.
10. Exterior-Throughout - SPLC 34.09 (3), 34.32 (3) - Provide or repair and maintain the window screens.
11. Exterior-Throughout - SPLC 34.09 (1) b,c, 34.32 (1) b,c - 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.
12. Exterior-Throughout - SPLC 34.09 (1) e, 34.32 (1) d - Provide and maintained the roof weather tight and free from defects.
13. Interior-Basement - 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.
14. Interior-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 may require a permit(s). Call DSI at (651) 266-8989.- Hire a licensed contractor to provide a dryer vent to meet code under permit.
15. Interior-Basement - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.
16. Interior-Basement - MSFC 605.4 - Discontinue use of all multi-plug adapters.
17. Interior-Basement - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.
18. Interior-Basement - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 4715.0200.C - Provide an approved number and type of plumbing fixtures.-Discontinue use of washer and dryer until approved. The wash machine needs to be connected to an outlet.
19. Interior-Basement - SPLC 34.10 (1) - Abate and maintain the basement reasonably free from dampness and free of mold and mildew.

20. Interior-Kitchens - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the floor in an approved manner.-Repair or replace the floor tile in the kitchen.
21. Interior-Throughout - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the ceilings in an approved manner.-Patch and paint the holes and/or cracks in the ceilings and remove the mold/mildew like substance from all ceilings.
22. Interior-Throughout - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the floors in an approved manner.
23. Interior-Throughout - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the walls in an approved manner.-Patch and paint the holes and/or cracks in the walls and eliminate the mold/mildew like substance from all walls.
24. Interior-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.
25. Interior-Throughout - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.
26. Interior-Throughout - SPLC 34.09 (3) i - Provide and maintain an approved one-inch throw single cylinder deadbolt lock.
27. Interior-Throughout - SPLC 34.13 (3), SPLC 34.17 (2) - Reduce and maintain the number of occupants in the sleeping rooms.
28. Interior-Throughout - MSFC1026.1 - Provide and maintain an approved escape window from each sleeping room. The minimum size must be 5 square feet of glazed area with a minimum of 24 inches of openable height and 20 inches of openable width. With a finished sill height not more than 48 inches. This work may require permit(s). Call DSI at (651) - 266-9090. Refer to the Escape Windows for Residential Occupancies handout for more information.-The front living room is being used as a bedroom with no egress, and the basement is being used for a bedroom with no egress window. Immediately discontinue use for sleeping.
29. Interior-Throughout - MSFC 1003.3.1.8 - Remove unapproved locks from the unit doors. The door must be openable from the inside without the use of keys or special knowledge or effort.
30. Interior-Throughout - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-9090.
31. Interior-Throughout - SPLC 34.10 (6), 34.33 (5) - Exterminate and control insects, rodents or other pests. Provide documentation of extermination.-Hire a licensed exterminator to eliminate mice and pests. Written documentation required.

32. Interior-Throughout - Revocation of the certificate of occupancy.-The certificate has been revoked based on multiple code violations, multiple safety violations, general lack of maintenance, and failure to comply with the Legislative Hearing Officer's recommendations for compliance.
33. 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.
34. SPLC 39.02(c) - Complete and sign the provided smoke detector 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: (651-266-8688) and must be filed within 10 days of the date of this order.

If you have any questions, email me at: lisa.martin@ci.stpaul.mn.us or call me at 651-266-8988 between 6:30 - 8:30 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Lisa Martin
Fire Inspector