

CITY OF SAINT PAUL Christopher B. Coleman, Mayor 375 Jackson Street, Suite 220 Saint Paul, Minnesota 55101-1806 Telephone: 651-266-8989 Facsimile: 651-266-8951 Web: www.stpaul.gov/dsi

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 Occupanices 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