



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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December 28, 2011

Crocus Hill Real Estate Llc
5621 Zenith Ave S
Edina MN 55410-2644

RE: RE-INSPECTION FIRE CERTIFICATE OF OCCUPANCY WITH DEFICIENCIES
423 FRY ST

Dear Property Representative:

Your building was re-inspected for the Fire Certificate of Occupancy on November 30, 2011. Approval for occupancy will be granted upon compliance with the following deficiency list. The items on the list must be corrected immediately.

A reinspection will be made on January 11, 2012 at 10:00 AM.

Failure to comply may result in a criminal citation or the revocation of the Fire Certificate of Occupancy. The Saint Paul Legislative Code requires that no building be occupied without a Fire Certificate of Occupancy. The code also provides for the assessment of additional reinspection fees.

DEFICIENCY LIST

1. Basement - Throughout - MSFC 703 - Provide and maintain fire rated floor and/or ceiling construction with approved materials and methods. This work may require a permit(s). Call DSI at (651) 266-9090. The minimum rating must be:-Repair holes, cracks and damaged or open areas of the basement ceiling throughout. Seal openings and gaps around pipes and wires in an approved manner.
2. Basement Unit - 3 Bedrooms - 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.-2 Bedrooms: Double-hung windows have an openable area of 16 inches high by 29 inches wide and a glazed area of 9 square feet. Sill height is 55 inches.

3rd Bedroom: Double-hung window has an openable area of 19.5 inches high by 33 inches wide and a glazed area of 10.2 square feet. Sill height is 55 inches.

3. Basement Unit - Kitchen - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 415.0220 - Repair or replace and maintain the plumbing fixture to an operational condition.-Cabinet under sink shows signs of leaking.
Multiple flexible supply connectors have been chained together to sink connection.
4. Basement Unit - Kitchen - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the cabinets in an approved manner.-Repair water damaged cabinet under sink.
5. Basement Unit - Throughout - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the floor in an approved manner.
6. Basement Unit - Throughout - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the walls and ceilings in an approved manner.-Paint and repair as needed.
7. Basement Unit - SPLC 34.14 (2), 34.34 (5) - Provide an approved electrical service adequate to meet the buildings needs. This work may require a permit(s), call DSI at (651) 266-9090.-Electrical service has been disconnected by Xcel Energy
8. Basement Unit - SPLC 34.23, MSFC 110.1 - This occupancy is condemned as unfit for human habitation. This occupancy must not be used until re-inspected and approved by this office.-This unit is condemned as lacking basic facilities. Contact DSI for inspection and approval of unit prior to re-occupying.
9. Exterior - Throughout - SPLC 34.09 (3), 34.32 (3) - Provide or repair and maintain the window screens.
10. 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.
11. Exterior - Throughout - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window frame.-Replace all rotting wood and repair in an approved manner.
12. Unit 2 - 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.
13. 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.
14. SPLC 34.19 - Provide access to the inspector to all areas of the building.-Provide access for re-inspection on January 11, 2011 at 10:00 am.

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 the original orders.

If you have any questions, email me at rick.gavin@ci.stpaul.mn.us or call me at 651-266-8994 between 7:30 a.m - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Rick Gavin
Fire Inspector