



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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April 4, 2012

DEAN WELK
DACH PROPERTIES
PO BOX 9188
NORTH ST PAUL MN 55109-0088

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 533 BAY ST
Ref. # 103177

Dear Property Representative:

Your building was determined to be a registered vacant building on April 4, 2012. 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. 2nd Floor - Bathroom Faucet and Toilet - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 415.0220 - Repair or replace and maintain the plumbing fixture to an operational condition.-Install missing aerator on bathroom faucet and secure toilet.
2. 2nd Floor - Bathtub - SPLC 34.10 (4), 34.33 (3) - Provide a bathroom floor impervious to water.-Remove caulking and replace caulk around tub to ensure water tightness around the tub.
3. 2nd Floor - South Bedroom Floor - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the floor in an approved manner.-Repair 2nd floor south bedroom floor. Loose floor board found during inspection.
4. Entry Door - South Entry - SPLC 34.09 (3) i - Repair and maintain an approved one-inch throw single cylinder deadbolt lock.-Repair loose deadbolt door lock.
5. Exterior - Storm Doors - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door latch.-Replace missing storm door handles on all exterior storm doors.

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6. Exterior - Window Screens and Storm Windows - SPLC 34.09 (3), 34.32 (3) - Provide or repair and maintain the window screen.-Replace or repair screens and storm windows throughout property.
7. Exterior - Yard - SPLC 34.08 (1), 34.31 (1) - All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces.-Remove all material and trash from exterior of property.
8. Interior - Ceiling Fans Throughout - SPLC 34.12 (2), 34.35 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition.-Tenant is to clean all dust from all fan blades throughout unit. Replace or replace damaged or missing fan blades throughout.
9. Interior - Ceiling Fans Throughout - MSFC 605.1 - Repair or replace damaged electrical appliance wiring. This work may require a permit(s). Call DSI at (651) 266-9090.- Repair ceiling fan lighting throughout unit. Found exposed wiring in multiple rooms.
10. Interior - Doors Throughout - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door latch.-Repair or replace door handles, bolts and strike plates throughout unit.
11. Interior - Light Fixture Covers - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped.-Install and replace all missing or damaged light fixture covers throughout unit.
12. Interior - South Entry Door - MSFC 1011.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exitway.
13. Interior - Wall Baseboard Heaters - SPLC 34.12 (2), 34.35 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition.-Repair or replace baseboard heaters and heater covers throughout unit.
14. Kitchen Cabinets - Drawers and Doors - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the cabinets in an approved manner.-Repair or replace all damaged drawers and doors throughout kitchen.
15. Living Room - East Windows - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window in good condition.-Replace broken living room windows.
16. Main Floor - North Bedroom - 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.- Missing CO detector.
17. Main Floor - North Bedroom - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door frame.-Repair bedroom door frame.
18. Pantry Closet - Ceiling - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the ceiling in an approved manner.-Patch the holes and/or cracks in the ceiling.

19. Pantry Closet - Dryer Vent - 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.-Replace dryer venting or remove dryer.
20. Pantry Closet - Walls - 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.
21. 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.
22. SPLC 39.02(c) - Complete and sign the 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: sean.westenhofer@ci.stpaul.mn.us or call me at 651-266-8982 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,

Sean Westenhofer
Fire Inspector
Ref. # 103177