



CITY OF SAINT PAUL
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May 11, 2012

Sullivan Property Investments Llc
1926 Summit Ave
Saint Paul MN 55105-1427

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 363 GRAND AVE
Ref. # 107425

Dear Property Representative:

Your building was determined to be a registered vacant building on June 3, 2011. 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. 1st Floor - Center bedroom - 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.-Double hung window, opening Height 22.5 in Width 29 in. Glazed area Height 60 in Width 25.5 in.
2. 1st Floor - Rear door - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door in good condition.-Door does not open fully.
3. 1st Floor - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.
4. 2nd Floor - Center bedroom - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the walls in an approved manner.-Paint the wall.

5. 2nd Floor - Center bedroom - 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.-Double hung Window opening H-23 in. W-29 in. Glazed area H-60 in. W 25.5 in.
6. 2nd Floor - Dining room - MSFC 605.1 - Repair or replace damaged electrical appliance wiring. This work may require a permit(s). Call DSI at (651) 266-9090.-Phone wiring.
7. 2nd Floor - Dining room and Kitchen - SPLC 34.12 (2), 34.35 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition.-Smoke detectors not working.
8. 2nd Floor - Living room - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.-Replace with power strip if needed.
9. 2nd Floor - North bedroom - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window frame.-Storm windows
10. 2nd Floor - SPLC 34.11(5), 34.34(2), SPC 4715.0200Q - Provide adequate hot water between 120 degrees F and 130 degrees F.-Water temperature 160 F
11. Attic - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window glass.
12. 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.-Dryer vent not connected.
13. Basement - SPLC 34.10 (3) 34.33(2) - Provide an approved guardrail. Intermediate balustrade must not be more than 4 inches apart. Intermediate rails must be provided if the height of the platform is more than 30 inches.
14. Front porch - Right side - SPLC 34.09 (1) a, 34.32 (1) a - Provide and maintain foundation elements to adequately support this building at all points.-Stabilize right corner of front porch. Contact a licensed contractor to evaluate and check separation from structure. Permit required.
15. Kitchen - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window lock.-Windows do not lock
16. Living room - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window lock.-No locks
17. Living room - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window in good condition.-Storm window not secure.

18. 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.
19. SPLC 39.02(c) - Complete and sign the smoke detector affidavit and return it to this office.
20. 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.-Per Excel, the electrical service will be shut off.
21. SPLC 34.11(5), 34.34(2), SPC 4715.0200Q - Provide adequate hot water between 120 degrees F and 130 degrees F.-Per Excel the gas service has been shut off.
22. 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.

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. # 107425