



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220
Saint Paul, Minnesota 55101-1806

Telephone: 651-266-8989
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November 16, 2012

STEPHEN A MARKOE
1937 SELBY AVE
ST PAUL MN 55104-5945

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 652 THOMAS AVE
Ref. # 103740

Dear Property Representative:

Your building was inspected on November 16, 2012, 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 40.06 of the Saint Paul Legislative Code.

A reinspection will be made on December 17, 2012 at 12:00PM 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 45.03 (6) - Cut and maintain the grass/weeds less than 8 inches tall. **(CUT BACK OVER GROWTH ALONG ALL FENCES AND PROPERTY LINES.)**
2. EXTERIOR - SPLC 34.08 (5), 34.31 (3) - Repair, replace and maintain all exterior surfaces on fences, sheds, garages and other accessory structures free from holes and deterioration. Provide and maintain exterior unprotected surfaces painted or protected from the elements. **(REPAIR OR REPLACE ALL DAMAGED FENCE SECTIONS. SCRAP AND REPAINT GARAGE IN A PROFESSIONAL MANNER.)**
3. EXTERIOR - 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.

4. EXTERIOR - SPLC 34.09 (3), 34.32 (3) - Provide or repair and maintain the window screen.
5. EXTERIOR - SPLC 34.08 (3) - Provide and maintain suitable ground cover on all exterior areas to control erosion. **(REPAIR AND REPLACE DAMAGED GROUND COVER IN THE REAR YARD.)**
6. EXTERIOR - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door in good condition. **(GARAGE DOOR DAMAGED AND NEEDS REPAIRED.)**
7. EXTERIOR - SPLC 34.08 (1), 34.31 (1) - All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces. **(TRASH MUST BE REMOVED FROM THE FRONT YARD AND REAR YARD NEEDS TO BE CLEANED UP.)**
8. INTERIOR - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the floor in an approved manner. **(REPAIR OR REPLACE FLOORING AT FRONT DOOR.)**
9. INTERIOR - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door frame. **(ADDITIONAL WEATHER STRIPPING TO SEAL AROUND DOOR.)**
10. 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.

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: michael.efferson@ci.stpaul.mn.us or call me at 651-266-8981 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Michael Efferson
Fire Inspector

Ref. # 103740



**Southern Minnesota Regional Legal Services
Saint Paul Central Office**

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St. Paul, MN 55101
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www.smrts.org

December 13, 2012

Michael Efferson
Fire Inspector
Department of Fire Inspections
375 Jackson Street #220
St. Paul, MN 55101

Re: 652 Thomas Avenue

Dear Inspector Efferson:

Thank you for speaking with me regarding the above-named property. I represent Angela Frits, the tenant at 652 Thomas concerning the Revocation of the Certificate of Occupancy. Per our phone conversation, I advised you that I am working with this family to help them transfer their section 8 assistance to another residence but have had some administrative issues with the Public Housing Agency. As a result, Ms. Fritz will not be able to vacate by the December 17th vacate date in the Order because she has no place to go.

I am writing to request an extension of the vacate date on the revocation to January 1, 2013. I believe that the extension will provide the family with enough time to obtain other suitable housing and will avoid the necessity of this family being in a shelter for the Christmas holidays. I understand that the deficiencies are mostly exterior and that there are no health and safety issues in the interior.

Please let me know if the City is willing to provide this extension. Thank you in advance for your consideration of my request.

Sincerely,

Gerald G. Kaluzny
Attorney at Law



SMRLS Administrative Offices 55 East Fifth St., Suite 1000, St. Paul, MN 55101
SMRLS Board Chair: J. Scott Bruden, Esq. Chief Executive Officer: Jessie Nicholson, Esq.
LEGAL SERVICES CORPORATION

