



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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December 31, 2012

RONALD PALMEN
29 ISLAND ROAD
NORTH OAKS MN 55127-2610

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 127 ACKER ST E
Ref. # 111993

Dear Property Representative:

Your building was determined to be unoccupied on December 19, 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.

A re-inspection will be made on or after February 1, 2013.

DEFICIENCY LIST

1. 1st Floor - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 415.0220 - Repair or replace and maintain the plumbing fixture to an operational condition.-Repair or replace and maintain an approved private toilet.
Repair or replace and maintain an approved private hand sink.
Repair or replace and maintain an approved kitchen sink.
Repair or replace and maintain an approved private tub or shower.
This work will require a permit(s).
2. 1st Floor - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.-Replace missing hard-wired smoke detector.
3. 1st Floor - 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.

4. 2nd Floor - Stairway - SPLC 34.10 (3), 34.33(2) - Repair or replace the unsafe stairway in an approved manner.
5. Basement - Crawlspace - MSFC 315.2 - Provide and maintain orderly storage of materials.-Clear the trash and clutter of materials in the basement crawlspace area.
6. Basement - Furnace - MN Rules 1300.0180 - Immediately discontinue use of unsafe heating appliance until repaired or replaced by a licensed contractor. This work may require a permit(s). Call DSI at (651) 266-9090. Red tags may not be removed except by fire department inspector.-Furnace may not be used until repair and re-connected in an approved manner.
7. Basement - Stairway - 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.
8. Exterior - Rear - MSFC 605.1 - Remove unapproved exposed wiring and install in accordance with the electrical code. This work may require a permit(s). Call DSI at (651) 266-9090.-Provide proper wiring to the fixtures on the rear side of the exterior.
9. 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.-Seal and caulk open areas and gap around doors and windows as needed. Repair damaged area of siding near rear door.
10. Throughout - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the walls, floors, and ceilings in an approved manner.
11. Throughout - SPLC 34.11(4), 34.34(1) SPC 4715.0200A - Provide an adequate water supply to all water closets, sinks, showers and tubs.
12. Throughout - SPLC 34.11(5), 34.34(2), SPC 4715.0200Q - Provide adequate hot water between 120 degrees F and 130 degrees F.
13. Throughout - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.
14. Throughout - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-9090.-Repair multiple areas throughout the building where fixtures are damaged. Repair areas where fixtures have been removed and wiring is exposed.
15. Throughout - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window glass.-Replace cracked panes.
16. Throughout - SPLC 34.09 (3), 34.32 (3) - Provide or repair and maintain the window screen.-Repair/ replace window screens where damaged or missing.

17. Throughout - SPLC 34.09 (3), 34.32 (3) - Repair and maintain any damaged door knobs and latches.
18. Throughout - SPLC 34.11 (6) - Provide and maintain a minimum of 68 degrees F in all habitable rooms at all times.
19. 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.
20. 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: mitchell.imbertson@ci.stpaul.mn.us or call me at 651-266-8986 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Mitchell Imbertson
Fire Inspection

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