



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

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

Telephone: 651-266-8989  
Facsimile: 651-266-8951  
Web: [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

June 7, 2013

PRC HOMES LLC  
PEGGY CHUN  
1043 GRAND AVE APT 309  
ST PAUL MN 55105

### Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 1660 CUMBERLAND ST  
Ref. # 15857

Dear Property Representative:

Your building was inspected on June 5, 2013, 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 re-inspection will be made on June <sup>17</sup>10, 2013 at 11:30am for all items except #1 below. See item #1 for the re-inspection date and time for all units.

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. All Units - Provide Access - SPLC 34.19 - Provide access to the inspector to all areas of the building.-**Provide the inspector access to all units. An inspection is scheduled for June 13, 2013 at 10:00am. Failure to comply will result in enforcement action.**
2. Unit 204 - Condemned - Leaking Plumbing - SPLC 34.23, MSFC 110.1 - Unit 204 is condemned as unfit for human habitation. Unit 204 must not be used until re-inspected and approved by this office.-**Unit 204 is condemned as unfit for human habitation due to waste water leaking from the plumbing waste line from the unit above (unit 304) into unit 204 bathroom. A re-inspection will be made on June 10, 2013 at 11:30am to verify code compliance. Failure to comply will result in enforcement action.**

3. Unit 204 - Bathroom - 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 1-hour.-**Repair/replace the damaged ceiling. The ceiling must be 1-hour fire rated. A permit is required for this work.**
4. Unit 204 - Bathroom - SPLC 34.11 (4), 34.34 (1), MPC 4715.0900 MPC 4715.0220S - Provide and maintain an approved waste trap.-**Contact a licensed plumbing contractor to repair/replace the leaking waste line above the ceiling. This work must be done under permit.**
5. Unit 204 - Bathroom - SPLC 34.11, MSBC 2902.1, SPLC 34.17, MSPC 415.0220 - Repair or replace and maintain all parts of the plumbing system to an operational condition.-**Repair/replace the damaged tub overflow cap/cover. Repair/replace the damaged toilet handle. Replace the missing sink/tub stopper.**
6. Unit 204 - Entry Door - MSFC 703 - The fire door must not be obstructed or impaired from its proper operation at any time.-**Repair/replace the fire door that is not automatically closing/latching.**
7. Unit 204 - Kitchen - SPLC 34.12 (2), SPLC 34.36 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition to properly and safely perform their intended function in accordance with the provisions of the applicable code.-**The right, rear burner on the electric range damaged and inoperable. The temperature control on the refrigerator is inoperable (items freeze in the refrigerator) and there are missing side rails on the refrigerator door. Repair/replace the electric range and refrigerator.**
8. Unit 204 - Kitchen - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the ceiling in an approved manner.-**Scrape/paint the kitchen ceiling.**
9. Unit 204 - Living Room - SPLC 34.12 (2), SPLC 34.36 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition to properly and safely perform their intended function in accordance with the provisions of the applicable code.-**Repair/replace the A/C unit that is not generating/blowing cold air.**
10. Unit 204 - Living Room - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.-**The electrical switch and/or outlet works intermittently. Contact a licensed electrical contractor to repair/replace the inoperable electrical switch and/or electrical outlet adjacent to the entry door.**
11. 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.-**Contact a licensed mechanical contractor to repair/replace all inoperable zone valves and provide documentation that all zone valves are operable.**

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: (651-266-8585) and must be filed within 10 days of the date of this order.

If you have any questions, email me at: [wayne.spiering@ci.stpaul.mn.us](mailto:wayne.spiering@ci.stpaul.mn.us) or call me at 651-266-8993 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Wayne Spiering  
Fire Inspector

Ref. # 15857