



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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September 18, 2013

CARRINGTON PROPERTY SERVICES
PO BOX 145
HUDSON WI 54016-0145

RE: 1148 MAGNOLIA AVE E
Ref. # 119277

Dear Property Representative:

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. Back Door - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door latch.-Door knob is loose.
2. Back Yard. - SPLC 34.08 (7) - All parking spaces shall be paved with asphalt, concrete, or durable dustless surfacing. Before any existing spaces may be paved, site plan approval must be obtained as specified in the St. Paul Zoning Code. Contact DSI Zoning at 651-266-9090.
3. Back Yard. - SPLC 163.03, 163.01 (2), (3) - Currently license (tabs) all vehicles on the property and return the vehicles to an operative mechanical condition or remove vehicles from the property.
4. Basement - MSMC 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 and installed in accordance with the mechanical code. This work may require a permit(s). Call DSI at (651) 266-8989.
-Remove plastic flexion venting and replace with approved materials.
5. Basement - 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.
-No handrail on the stairs to the basement.

6. Basement - The basement has been roughed in for electrical, plumbing, and building.
-There are no permits entered in the file.
7. Bedroom - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped.
-Globe missing in closet of second bedroom.
8. Behind front door. - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls in an approved manner.
-Patch the holes and/or cracks in the walls.
-Paint the wall.
9. Front Deck - SPLC 34.08(5), 34.32(3) - All accessory structures including, but not limited to, detached garages, sheds and fences shall be maintained structurally sound and in good repair. Provide and maintain exterior unprotected surfaces painted or protected from the elements.
-Front deck needs to be repaired and refinished.
10. Front Door - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door latch.
-Front door latch does not latch closed.
11. Front of House - SPLC 71.01 - The address posted is not visible from street. (HN-1)
-Provide reflective numbers or background or illuminate at night.
Provide address numbers that contrast with the background.
12. Garage - SPLC 34.08(5), 34.32(3) - All accessory structures including, but not limited to, detached garages, sheds and fences shall be maintained structurally sound and in good repair. Provide and maintain exterior unprotected surfaces painted or protected from the elements.
-The garage needs to be scraped and painted.
13. Garage - SPLC 71.01 - The address posted is not visible from street. (HN-1)-Provide address numbers that contrast with the background.
14. House - Throughout - SPLC 34.09 (3), 34.33 (3) -Provide or repair and maintain the window screen.
15. House - SPLC 34.09 (1) e, 34.32 (1) d - Provide and maintained the roof weather tight and free from defects.
-The shingles on the roof are curled.
16. House - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window frame.-Frames need to be painted.
17. House - 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.
-Gutters are hanging off the side of the house throughout.

18. Yard - MSFC 304.1 - Remove excessive combustible storage and/or vegetation from exterior property areas.-Remove brush pile on the east side of the house.
19. Yard - SPLC 34.13 (4) - Provide and maintain the egress window well in accordance with the provided EW-1 attachment.-Fill in or finish the egress window well on the west side of the house.
20. 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.
21. 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: (651-266-8585) and must be filed within 10 days of the date of this order.

If you have any questions, email me at: brian.tonnancour@ci.stpaul.mn.us or call me at 651-266-8955 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Brian Tonnancour
Fire Inspector

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