



CITY OF SAINT PAUL  
*Christopher B. Coleman, Mayor*

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December 5, 2013

JACQUES WILSON  
35 WINNIPEG AVE  
ST PAUL MN 55106

RE: 35 WINNIPEG AVE  
Ref. # 119039

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.

**A REINSPECTION WILL BE MADE ON FRIDAY, JANUARY 3, 2013 AT 1:30 PM.**

DEFICIENCY LIST

1. Basement - Ceiling - 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.  
-Hallway at the bottom of the stairs has or had a leak that ran down the wall and into the flooring.
2. Basement - Ceiling - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the ceiling in an approved manner.  
-Repair or replace the damaged or deteriorated ceiling.  
-Ceiling in the basement is damaged from a leak from the main floor.
3. Basement - Vent - UMC 2103 - All equipment, appurtenances, devices, and piping must be installed in a workmanlike manner.  
-Missing vent register for the duct in the ceiling of the basement in front of the laundry room.
4. Basement - Wall - 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.  
-Large hole in the wall at the bottom of the basement stairs.

5. Gutters - SPLC 34.08 (2) - Provide and maintain the property grade to slope away from the building to minimize the accumulation of water near the building. This work may require a permit(s). Call DSI at (651) 266-9090.  
-Gutters terminate next to the house at least a foot above the ground.
6. Interior - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped.  
-Numerous light globes missing throughout the rooms.
7. Interior - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.  
-Three smoke detectors were chirping. Second floor and two in the basement which is also a sleeping area.
8. Kitchen - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the cabinets in an approved manner.  
-Repair or replace the damaged or missing door.
9. Laundry room - MFGC 404.12 - Provide leak tight caps or plugs on disconnected or unused gas lines.  
-Gas line to the dryer area.
10. Laundry room - UMC 1002 - Repair, replace or install duct work in compliance with the mechanical code. This work may require a permit(s). Call DSI at (651) 266-9090.  
-Cap unused dryer duct.
11. Living Room - Ceiling - 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.  
-Leak from the second floor bathroom into the living room area.
12. Living room - Ceiling - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the ceiling in an approved manner.  
-Patch the holes and/or cracks in the ceiling.  
-Paint the ceiling.
13. Sidewalks - Remove the accumulation of snow or ice from the public and private sidewalk abutting this property.
14. Stairway - 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.  
-Stairway to the second floor
15. 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.  
-Stairway to second floor

16. Throughout - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.
17. 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.
18. 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](mailto: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

Ref. # 119039