



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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March 26, 2015

Twin Cities Real Estate Partners Llc
10653 Wayzata Blvd
Minnetonka MN 55305-1528

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 548 VAN BUREN AVE
Ref. # 112079

Dear Property Representative:

Your building was inspected on March 25, 2015, per the Legislative Hearing on March 24, 2015. 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 May 1st, 2015 at 10:00am and the property must be vacated by that time.

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. Basement - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing. -Electrical panel is missing cover.
2. Exterior - Backyard - SPLC 34.08 (1), 34.31 (1) - All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces. -Garbage and trash throughout exterior. **This will be forwarded to Code Enforcement for summary abatement and must to be completed by the deadlines indicated in their orders.**

3. Exterior - 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 porch is rotted and deteriorated.

-East porch has supports that have pulled away from the structure and is not properly secured.

This work will require a permit. Contact DSI at 651-266-8989.

4. Exterior - SPLC 34.09 (3), 34.33 (3) -Provide or repair and maintain the window screens, where broken or missing.

5. Interior - Entryway - SPLC 34.10 (3), 34.33(2) - Repair or replace the damaged handrail in an approved manner. **-Repair the broken handrail.**

6. Interior - Entryways - 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, and paint where needed.**

7. Interior - Entryways - SPLC 34.10 (5), 34.33 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition. **-Clean and remove all garbage and debris.**

8. Main Floor Unit - SPLC 34.10 (5), 34.33 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition. **-Thoroughly clean and sanitize the unit.**

9. Main Floor Unit - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls in an approved manner.

10. Main Floor Unit - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the ceiling in an approved manner. **-Repair the kitchen ceiling caused by the active plumbing leak.**

11. Main Floor Unit - SPLC 34.11 (6) - Provide and maintain a minimum of 68 degrees F in all habitable rooms at all times. **-There are rooms where the baseboard heaters are not working.**

12. Second Floor Unit - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls in an approved manner.

13. Second Floor Unit - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the floor in an approved manner. **-Floor in the kitchen area is soft.**

14. Second Floor Unit - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the cabinets in an approved manner. **-Broken cabinets.**

15. Second Floor Unit - 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. **-There is an active plumbing leak.**

16. Throughout - SPLC 34.16 (2) - Properly dispose all of your garbage in the owner-provided containers.

17. Throughout - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area. -Both units have working smoke detectors; however detectors that were installed in the basement and sleeping areas were removed.

18. 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.

19. SPLC 39.02(c) - Complete and sign the smoke detector affidavit and return it to this office.

20. SPLC 34.11 (4), 34.34 (1), MPC 4515, MPC 326 - Connect or cap the sewer piping in accordance with the plumbing code.-

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: adrian.neis@ci.stpaul.mn.us or call me at 651-266-8992 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

A.J. Neis
Fire Inspector

Ref. # 112079