



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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June 12, 2015

EUGENE KOTZ
2021 BLUEJAY ST
SHOKOPEE MN 55379

RE: 1052 ROSS AVE
Ref. # 10274

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. Further dates and requirements will be determined at the city council public hearing on July 1, 2015.

DEFICIENCY LIST

1. Basement doors - MSFC 703 - Provide, repair or replace the fire rated door and assembly. The minimum rating must be: 20 minutes.-Repair and maintain the door closer.
2. Exterior - Front of House - SPLC 34.09 (2), 34.32(2) - Repair or replace the damaged handrail in an approved manner.-The handrail for the front entrance is loose.
3. Exterior - Window frames - SPLC 34.09 (1) b,c, 34.33 (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.-Chipped and peeling paint.
4. Interior - 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.-The handrail is missing.
5. Interior - Basement doors - MSFC 1003.3.1.8 - Remove unapproved locks from the unit doors. The door must be openable from the inside without the use of keys or special knowledge or effort.-Immediately remove the double cylinder deadbolt locks.

6. Throughout - 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 boiler and apartment radiators have been removed, but piping remains in place in the basement and apartments. Provide caps on disconnected or unused piping.
7. Unit 1 - Bathroom - SPLC 34.14 (2) c - Provide or replace the duplex convenience outlet with ground fault protection within 3 feet of the basin on an adjacent wall in all bathrooms. This work WILL require a permit(s). Call DSI at (651) 266-9090.-It does not trip when tested.
8. Unit 1 - Kitchen - MSFC 901.6 - Provide required annual maintenance of the fire extinguishers by a qualified person and tag the fire extinguishers with the date of service.-
9. Unit 1 - Kitchen - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the cabinets in an approved manner.-Repair the rotting baseboard underneath the kitchen sink.
10. Unit 1 - Kitchen and closet - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the ceiling in an approved manner.
11. Unit 1 - Living Room - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the floor in an approved manner.-The floor between the small hallway and the living room is uneven requiring a transition between room flooring.
12. Unit 1 - Throughout - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls in an approved manner.
 - o Repair the cracks on the bathroom wall.
 - o Repair the cracks over the back entry door.
 - o Repair the hole underneath the kitchen sink and reduce the size of the plumbing access hole to prevent insect and rodents from entering.
 - o Repair the broken plinth that has fallen off, next to the front entry door.
 - o Repair the large hole underneath the kitchen sink.
13. Unit 1 - Back Entry Door - MSFC MSFC 1003.3.1.8 - The maximum number of locks on unit doors is two. Remove all locks in excess of two.-The back entry door has three locks on it.
14. Unit 1 - 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.-The toilet is loose.

15. Unit 1 - Doors - Ext. Door SPLC 34.09 (3), 34.33 (3) - Repair and maintain the door in good condition.
 - Repair the closet door, the top hinge is loose from the door frame.
 - Repair or replace the bathroom door. The door does not fit within its frame.
 - Replace the back entry door that is damaged and has a large chunk broken off.
 - The back entry door frame has a damaged strike plate.
 - Repair the back entry screen door. This door is missing the door closer, chain, screen, and handle.
 - Repair the bedroom closet door. The door knob and lock is missing.
 - Repair the bedroom door. The top hinge is loose from the door frame.
16. Unit 2 - Bathroom - SPLC 34.14 (2) c - Provide or replace the duplex convenience outlet with ground fault protection within 3 feet of the basin on an adjacent wall in all bathrooms. This work WILL require a permit(s). Call DSI at (651) 266-9090.-It does not trip when tested.
17. Unit 2 - Bathroom - MSFC 308.2.1 - No person shall throw or place, or cause to be thrown or placed, a lighted match, cigar, cigarette, matches, or other flaming or glowing substance or object on any surface or article where it can cause an unwanted fire.-There are cigarette burn marks on the bathroom floor.
18. Unit 2 - Bathroom - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the cabinets in an approved manner.-The bathroom cabinet is loose from the wall.
19. Unit 2 - 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.-The toilet is loose.
20. Unit 2 - Bathroom - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the floor in an approved manner.-Repair the broken floor tile in the bathroom on the right side of the bathroom cabinet.
21. Unit 2 - Doors - Ext. Door SPLC 34.09 (3), 34.33 (3) - Repair and maintain the door in good condition.- Replace the entry door for Unit 2. The door is not fire-rated and it does not self-close. Every door and its hardware shall be in sound condition and fit within its frame. Repair the entry door frame for Unit 2
22. Unit 2 - Throughout - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped.
 - Missing light fixture cover in living room.
 - Missing light fixture cover in the bathroom.
23. Unit 2 - Throughout - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the ceiling in an approved manner.
 - Repair the chipping and peeling paint and cracks on the ceiling in the bedroom closet.
 - Repair or replace the track that holds the ceiling tiles in the kitchen. Also replace any ceiling tiles that are damaged.

24. Unit 2 - Walls - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls in an approved manner.
 - Repair the hole that is developing behind the bathroom door.
 - Repair the hole in the corner next to the bathroom cabinet.
 - Repair the hole next to the kitchen cabinet.
 - Repair the entire bottom portion of the bathroom and kitchen wall, which you are able to see from through.
 - Repair the large crack next to the fridge.
 - Repair the wall underneath the kitchen sink
25. Unit 2 - Windows - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window in good condition.
 - Repair the window in the living room, it does not stay open. Also fix the top portion of the window frame that is not completely installed and finished.
 - Repair the window in the living room, the glass is broken. Also, fix the top portion of the window frame that is not completely installed and finished.
 - Repair, scrape and paint the chipping and peeling paint for the kitchen window. Also replace the missing screen.
 - Repair the cracked storm window in the bedroom. Also repair the window with the broken sash cord.
26. Unit 2 - MSFC 703 - Provide, repair or replace the fire rated door and assembly. The minimum rating must be: 20 minutes.-The door does not fit in the frame, does not self-close, and is damaged.
27. Unit 3 - Bedroom - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work WILL require a permit(s). Call DSI at (651) 266-8989.-There is no electrical power to the outlet behind the television.
28. Unit 3 - Bedroom - MSFC 605.1 - Remove unapproved exposed wiring and install in accordance with the electrical code. This work WILL require a permit(s). Call DSI at (651) 266-9090.-The electrical light fixture in the bedroom has a connected and exposed wire. **Update 6/11/12: Property owner removed wiring, ran new wiring above the ceiling. No permit pulled, inspected, or finalized for this work.**
29. Unit 3 - 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.
-Replace the kitchen stove. The stove does not operate in a safe and proper manner.
30. Unit 3 - Kitchen - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the cabinets in an approved manner.-Counter trim peeling off.
31. Unit 3 - Kitchen - MFGC 409.5 - Provide an approved gas shut off valve within 6 feet of the appliance in accordance with the mechanical code. This work WILL require a permit(s). Call DSI at (651) 266-8989.-The range shut off valve does not open completely.

32. Unit 3 - Windows - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window in good condition.
 - Repair the window in the bedroom that faces the West. It does not stay open, and seal up the holes where the cords used to be.
 - Repair the window in the living room. It is broken and has a hole through it and the screen is bent.
 - Repair the window in the bedroom, it has chipping and peeling paint.
33. Unit 3 - Kitchen - MSFC 901.6 - Provide required annual maintenance of the fire extinguishers by a qualified person and tag the fire extinguishers with the date of service.-
34. Unit 4 - Bathroom - SPLC 34.14 (2) c - Provide or replace the duplex convenience outlet with ground fault protection within 3 feet of the basin on an adjacent wall in all bathrooms. This work WILL require a permit(s). Call DSI at (651) 266-9090.-The GFCI outlet in the bathroom does not trip when tested.
35. Unit 4 - Bedroom - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window in good condition.
 - Repair or replace the East window in the bedroom. The side catch is missing and the frame is incomplete and there is an open hole where the old cord use to be.
 - Repair or replace the West window in the bedroom. It is missing one of the latches, the frame is incomplete and there is an open hole where the old cord use to be.
36. Unit 4 - Doors - Ext. Door SPLC 34.09 (3), 34.33 (3) - Repair and maintain the door in good condition.
 - Repair or replace the bathroom door, it has chipping and peeling paint and is exposing lead paint underneath.
 - Repair or replace the door knobs and hardware for the bathroom and bedroom door. They do not function properly.
 - Replace the door trim for the bedroom door.
 - Repair or replace the back entry door, it does not open all the way, the door knob does not work and it is missing a strike plate.
 - Repair or replace the missing hinge for the interior entry door and repair the dented door knob.
37. Unit 4 - Kitchen - MSFC 605.4 - Discontinue use of all multi-plug adapters.-Remove the multi-plug adapter next to the fish tank in the kitchen.
38. Unit 4 - Kitchen - SPLC 34.10 (6), 34.33 (5) - Exterminate and control insects, rodents or other pests. Provide documentation of extermination.-Mouse droppings have been found underneath the kitchen sink.
39. Unit 4 - Kitchen - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the floor in an approved manner.-Repair or replace the flooring. The flooring is damaged, cracked and discolored.

40. Unit 4 - Kitchen - 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 or replace the faucet for the kitchen sink. It is loose.
41. Unit 4 - Throughout - 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.
 - o Repair the loose vent cover in the bathroom.
 - o Replace the missing hardware for the kitchen cabinets.
 - o Repair or replace the trim around the kitchen counter.
42. 2nd floor hallway - MSFC 705.1 - Provide a required occupancy separation with approved materials and methods. This work may require a permit(s). Call DSI at (651) 266-9090. The minimum rating must be: one hour.-There is a hole in the floor next to unit 2 where a vent used to be. The hole looks into the bathroom in the lower unit. Repair to include the flooring and trim, and ceiling in lower unit.
43. Basement - MSBC -Section 105.1 - Permits Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done.-A permit is required for the installation of the new water heater in the basement. The work must be inspected and the permit finalized.
44. SPLC 39.02(c) - Complete and sign the smoke detector affidavit and return it to this office.
45. **SPLC 40.06 - The revocation of the Certificate of Occupancy is a result of numerous non-compliance code violations including but not limited to, occupancy separations compromised, electrical issues and general deferred maintenance.-**

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>

If you have any questions, email me at: Efrayn.Franquiz@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,

Efrayn Franquiz
Fire Inspector