



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

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June 17, 2015

Omobolaji N Shadrack  
286 Winthrop St S  
Saint Paul MN 55119-5300

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

RE: 2203 GLENRIDGE AVE  
Ref. # 105801

Dear Property Representative:

Your building was inspected on June 1, 2015, 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.

**Per Legislative Hearing Officer recommendation a re-inspection will be made on July 17, 2015 at 1:00pm or the property vacated on August 1, 2015, and the property transferred to vacant buildings.**

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. 2203 - Basement - 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.-There was an empty smoke detector bracket in the basement.
2. 2203 - First floor bathroom - Door SPLC 34.09 (3), 34.33 (3) - Repair and maintain the door in good condition.-
3. 2203 - First floor 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 cold water knob was broken off and the drain was leaking.

4. 2203 - Master bathroom - SPLC 34.14 (3), MPC 4715.200.T - Provide and maintain a window or approved ventilation system in all bathrooms.-
5. 2203 - Second floor bathroom - Door SPLC 34.09 (3), 34.33 (3) - Repair and maintain the door in good condition.-
6. 2203 - Second floor bathroom - SPLC 34.14 (3), MPC 4715.200.T - Provide and maintain a window or approved ventilation system in all bathrooms.-Vent fan was not working.
7. 2203 - Second floor hallway - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped.-
8. 2203 - Second floor north east bedroom - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls in an approved manner.
9. 2203 - Second floor south center bedroom - Door SPLC 34.09 (3), 34.33 (3) - Repair and maintain the door in good condition.-
10. 2203 - Second floor south center bedroom - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window frame.-The window sill is rotting off of the bedroom window.
11. 2203 - Second floor south center bedroom - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls in an approved manner.
12. 2203 - Second floor south east bedroom - Door SPLC 34.09 (3), 34.33 (3) - Repair and maintain the door in good condition.-
13. 2203 - Second floor south east bedroom - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls in an approved manner.
14. 2203 - South screen door - Ext. Door SPLC 34.09 (3), 34.33 (3) - Repair and maintain the door in good condition.-The south screen door was missing a closer.
15. 2205 - Interior - SPLC 34.19 - Provide access to the inspector to all areas of the building.-Allow access for a C of O inspection. Failure to comply will result in enforcement action.
16. Exterior - By driveway - 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.  
-There is a missing section of downspout missing off of the gutter system.
17. Exterior - Drive Way - 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.-Replace deteriorated drive way under permit.

18. Exterior - Rear yard - SPLC 34.08 (1), 34.31 (1) - All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces.-Clean up dog feces in back yard.
19. Exterior - Throughout - SPLC 34.09 (1) e, 34.32 (1) d - Provide and maintained the roof weather tight and free from defects.-
20. Garage - Siding - 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.-Repair and paint deteriorating garage siding.
21. Garage trees - MSFC 304.1 - Remove excessive combustible storage and/or vegetation from exterior property areas.-Cut back trees from around the garage.
22. Work Plan - Driveway - Send a comprehensive and detailed work plan on all exterior repairs to include start and finish dates for all exterior repairs.**-On 6/16/15 tenant appealed and was granted until 7/17/15 for owner to have a driveway plan submitted and approved by the legislative hearing officer.**
23. 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.
24. 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: [george.niemeyer@ci.stpaul.mn.us](mailto:george.niemeyer@ci.stpaul.mn.us) or call me at 651-266-8991 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

George Niemeyer  
Fire Inspector

Ref. # 105801