



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

*375 Jackson Street, Suite 220  
Saint Paul, Minnesota 55101-1806*

*Telephone: 651-266-8989  
Facsimile: 651-266-8951  
Web: [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)*

January 25, 2016

Adonis Eco Housing  
1955 University Ave W Ste 201  
Saint Paul MN 55104-3724

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

RE: 1036 MINNEHAHA AVE E  
Ref. # 115776

Dear Property Representative:

Your building was determined to be a registered vacant building on January 25, 2016. Since certificates are for the occupancy of buildings, it has become necessary to revoke the Certificate of Occupancy.

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. T - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.-
2. Through out house - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 4715.0200.C - Provide an approved number and type of plumbing fixtures.-Provide and maintain an approved private hand sink. This work may require a permit(s). Call LIEP at (651) 266-9090. Provide and maintain an approved kitchen sink. This work may require a permit(s). Call LIEP at (651) 266-9090. Provide and maintain an approved private toilet. This work may require a permit(s). Call LIEP at (651) 266-9090. Provide and maintain an approved private tub or shower. This work may require a permit(s). Call LIEP at (651) 266-9090.
3. Through out house - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped.-

4. Through out house - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls in an approved manner. -Repair or replace the damaged or deteriorated wall coverings. Paint the wall. Patch the holes and/or cracks in the walls.
5. Through out house - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the floor in an approved manner.-Refinish the floor.
6. Through out house - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the ceiling in an approved manner.-Repair or replace the damaged or deteriorated ceiling. Paint the ceiling. Patch the holes and/or cracks in the ceiling.
7. Throughout house - 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. There are stairways without any handrails.-
8. Throughout house and Basement - MN Stat 299F.18 - Immediately remove and discontinue excessive accumulation of combustible materials.-
9. 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.
10. SPLC 39.02(c) - Complete and sign the smoke detector affidavit and return it to this office.
11. MN Rules 1300.0180 - Immediately discontinue use of unsafe heating appliance until repaired or replaced by a licensed contractor. This work may require a permit(s). Call DSI at (651) 266-9090. Red tags may not be removed except by fire department inspector. PERMIT EXPIRED.
12. SPLC 34.14 (2), 34.34 (5) - Provide an approved electrical and Gas service adequate to meet the buildings needs. This work may require a permit(s), call DSI at (651) 266-9090.-
13. SPLC 71.01 - Provide address numbers on building-
14. SPLC 34.10 (4), 34.33 (3) - Provide a bathroom floor impervious to water.-
15. MFGC 404.12 - Provide leak tight caps or plugs on disconnected or unused gas lines.-

16. SPLC 34.11(5), 34.34(2), SPC 4715.0200Q - Provide adequate hot water between 120 degrees F and 130 degrees F.-
17. SPLC 34.11(4), 34.34(1) SPC 4715.0200A - Provide an adequate water supply to all water closets, sinks, showers and tubs.-

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: [james.thomas@ci.stpaul.mn.us](mailto:james.thomas@ci.stpaul.mn.us) or call me at 651-266-8983 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

James Thomas  
Fire Inspector

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