



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

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October 6, 2016

Mai Vue  
1232 7th St E  
Saint Paul MN 55106-4014

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

RE: 1232 7TH ST E  
Ref. # 11112

Dear Property Representative:

Your building was determined to be a registered vacant building on October 6, 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. Exterior - Front of House - MSFC 506.1 - Install a keybox per attached K-1 handout.-
2. Exterior/Interior - Windows - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window in good condition.-The basement cellar window is missing.  
The glass for the front entry door is broken.
3. Interior - Basement - SPLC 34.11 (5), 34.34 (2) - Contact a licensed contractor to repair or replace the water heater. This work may require a permit(s). Call DSI at (651) 266-9090.-The exhaust duct at the top of the water heater is loose.
4. Interior - Basement - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the ceiling in an approved manner.-The ceiling in the basement is in disrepair. There are holes on the ceiling.
5. 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.-There are three locks.

6. Unit 1 - Bathroom - SPLC 34.10 (4), 34.33 (3) - Provide a bathroom floor impervious to water.-The bathroom floor is worn and there is soft spot.
7. Unit 1 - Bathroom & Kitchen - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the ceiling in an approved manner.-The ceilings have markings, black stains, is missing a ceiling tile and there are cracks on the ceiling above the kitchen ceiling tiles.  
The bathroom has chipping and peeling paint and there are black spots developing.
8. Unit 1 - Bathroom & 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 plumbing leaks underneath the sink.  
The soap dish in the bathroom is broken.
9. Unit 1 - Bathroom & Kitchen - 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 may require a permit(s). Call DSI at (651) 266-9090.-The GFCI outlet does not trip when tested.
10. Unit 1 - Bedroom - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.-The covers are missing.
11. Unit 1 - Bedroom - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls in an approved manner.  
-There are black markings and stains.
12. Unit 1 - Bedroom - SPLC 34.23, MSFC 110.1 - This occupancy is condemned as unfit for human habitation. This occupancy must not be used until re-inspected and approved by this office.-The bedroom has been condemned. The bedroom ceiling has collapsed.
13. Unit 1 - Bedroom - SPLC 34.10 (5), 34.33 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.-There is debris on the floor.
14. Unit 1 - Bedroom - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the ceiling in an approved manner.-The ceiling in the bedroom has collapsed and there are damages on the ceiling above it.
15. Unit 1 - Bedroom - 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 water leaking from the ceiling.
16. Unit 1 - Front Entry Door - SPLC 34.09 (3) i - Provide and maintain an approved one-inch throw single cylinder deadbolt lock.-There is a double-keyed lock on the front entry door. Remove this lock.
17. Unit 1 - Living Room - 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 insulation falling into heat ducts on the East side of the living room.  
The vent cover on the West side of the living room is loose and the wall around it is cracked.

18. Unit 1 - Living Room - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.-The hard-wired smoke alarm is not connected and does not work.
19. Unit 1 - Throughout - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.-The heat register in the bedroom is not properly installed and is loose from the wall.  
The second light switch in the bedroom does not work.  
The light fixture in the bathroom does not work.
20. Unit 1 - Windows - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window in good condition.-There are windows that having broken and damaged integrated lift rails, missing and damaged interlocking sash components, missing latches and does not close properly.  
The right window in the bedroom does not stay open and slams shut.
21. Unit 1 - SPLC 34.20 - DUTY OF OCCUPANT TO ALLOW ACCESS TO OWNER OR OPERATOR. Every occupant of buildings, dwelling units, guest rooms, habitable rooms, premises, residential structures, rooming houses, rooming units, and other structures or premises shall upon receiving reasonable prior notice give the owner or operator or their agent or employee access to the premises at reasonable times for the purpose of effecting inspections maintenance, repairs or alterations which are necessary to comply with provisions of this chapter.-Provide access to allow repairs to get done.
22. Unit 1 - SPLC 34.19 - Provide access to the inspector to all areas of the building.-
23. Unit 2 - Kitchen - 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 may require a permit(s). Call DSI at (651) 266-9090.-The GFCI outlet does not trip when tested and the outlet is not secured.
24. Unit 2 - Windows - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window in good condition.-There are windows that have cracked and damaged integrated lift rails, damaged and missing interlocking sash components, missing latches and does not close properly.
25. SPLC 39.02(c) - Complete and sign the smoke detector affidavit and return it to this office.
26. 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, shall first make application to the building official and obtain the required permit. Work being done requires a permit.-A permit is required for the electrical work for the GFCI outlet.  
A permit is required for the installation of the new window.  
A permit is required for any services to be perform on the water heater.

27. SPLC 40.06 Suspension, revocation and denial. (a) grounds for revocation. the fire code official may, in writing issue a notice to the owner(s) and known interested parties of the city's suspension or revocation of a fire certificate of occupancy issued under he provisions of this code, or deny an application therefor:

(3) If it is found upon inspection of the fire code official that the building or occupancy is in violation of provisions of this or other applicable safety codes, ordinances, rules and regulations:-The owner has failed to comply and repair the deficiencies on the correction notice.

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: [Efrayn.Franquiz@ci.stpaul.mn.us](mailto: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

Ref. # 11112