



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

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

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April 5, 2017

SUSIE WU  
YAN YUN ZHOU  
1022 MARYLAND AVE E  
ST PAUL MN 55106-2724

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

RE: 1188 EARL ST  
Ref. # 124480

Dear Property Representative:

Your building was inspected on April 3, 2017, for the Certificate of Occupancy. Since you have failed to comply with the applicable requirements, it has become necessary to deny issuance of the Certificate of Occupancy in accordance with Section 40.06 of the Saint Paul Legislative Code. Per the Legislative Hearing Officer at the Legislative Appeal Hearing on April 4, 2017, the property is to be vacated by April 9, 2017. An inspection will be made on April 10, 2017 at 12:30 PM to verify the property has been vacated.

The Saint Paul Legislative Code further provides that no building shall be occupied without a Certificate of Occupancy. Failure to vacate the building may result in a criminal citation.

#### DEFICIENCY LIST

1. Basement - Bedroom - SPLC 34.23, MSFC 110.1 - This occupancy is condemned as unsafe or dangerous. This occupancy must not be used until re-inspected and approved by this office.-Room in basement does not have an emergency escape and rescue opening. Found people sleeping in room on multiple locations. On 3/30/17, told occupants that room would need to be 'broom clean' in order to allow occupancy and a re inspection would occur the following day. On 3/31/17, room remains the same. On 4/3/17, the room is still furnished and not 'broom clean'.
2. Basement - Bedroom - MSFC 1030.1 - Provide and maintain an approved escape window from each sleeping room or area, or discontinue use of area as a sleeping room. This work requires permit(s). Call DSI at (651) 266-8989.
3. Front Entry - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window glass.

4. Rear storm door - SPLC 34.09 (4), 34.33 (3) -Provide or repair and maintain the window screen.
5. SPLC 39.02(c) - Complete and sign the smoke detector affidavit and return it to this office.
6. **SPLC 40.06 The fire certificate of occupancy has been denied and continues to fail inspections.-Per the Legislative hearing Officer at the April 4, 2017 Legislative appeal Hearing, the property is to be vacated by April 9, 2017 with an inspection verifying vacancy on April 10, 2017. This inspection will take place on April 10, 2017 at 12:30 p.m.**
7. SPLC 40.04 (5) - The owner of a building used for residential occupancy who is applying for their FIRST Fire Certificate of Occupancy, must complete the Department of Safety and Inspection Landlord 101 course, or other landlord training program approved by the Department of Safety and Inspections. The training must have occurred within the last two years and the owner must submit a certificate of attendance or provide verification of enrollment in the next scheduled class to the Fire Inspection Division-DSI. This requirement shall not apply to an owner who has held a Fire Certificate of Occupancy on another residential property in Saint Paul prior to April 30, 2009. For more information on Landlord 101, or to receive registration materials, please visit our webpage at: [www.stpaul.gov/cofo](http://www.stpaul.gov/cofo) Or, contact Fire Safety Inspector Leanna Shaff by email: [leanna.shaff@ci.stpaul.mn.us](mailto:leanna.shaff@ci.stpaul.mn.us) or phone: (651) 266-8980-
8. MSBC 1300.022 Subp. 3 - The occupancy group or use division of this building has been changed from that previously approved. Discontinue the unapproved occupancy or use, or contact the Building Official at 651-266-8989 with your code analysis and to comply with requirements for approved occupancy.-Per testimony at the Legislative appeal Hearing on April 4, 2017, the garage has been rented to a separate entity and is no longer an accessory structure to the home.
9. SPLC 34.11 (7) Mixed municipal solid waste storage and removal. Every residential building shall be supplied with approved containers which are of sufficient quantity and capacity to store all the mixed municipal solid waste from the unit and which are equipped with tight-fitting covers for storage of mixed municipal solid waste. Mixed municipal solid waste shall be collected at least weekly by a licensed refuse hauler. In all residence buildings, it shall be the responsibility of the owner to provide the containers and contract with a licensed hauler for collection of the mixed municipal solid waste, in accordance with section 357.05(g)(1). .-The property owner has failed to provide rubbish service for the property.
10. SPLC 65.158- The dwelling is being occupied as a rooming house without the required licensing and authorization. Per testimony at the Legislative appeal hearing on April 4, 2017, the unit is occupied by more than four unrelated adults. Immediately discontinue use by more than four unrelated adults.

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: [leanna.shaff@ci.stpaul.mn.us](mailto:leanna.shaff@ci.stpaul.mn.us) or call me at 651-266-8980 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Leanna Shaff  
Fire Inspector

Ref. # 124480