



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)

February 7, 2018

BRAD BOLLARD  
K 3 INVESTMENT  
1317 Rice St  
Saint Paul MN 55117-4540

## FIRE INSPECTION CORRECTION NOTICE

RE: 554 CHARLES AVE  
Ref. #100651  
Residential Class: C

Dear Property Representative:

Your building was inspected on February 7, 2018 for the renewal of your Fire Certificate of Occupancy. Approval for occupancy will be granted upon compliance with the following deficiency list. The items on the list must be corrected prior to the re-inspection date.

**A re-inspection will be made on March 7, 2018 at 10:00 AM.**

Failure to comply may result in a criminal citation or the revocation of the Fire Certificate of Occupancy. The Saint Paul Legislative Code requires that no building shall be occupied without a Fire Certificate of Occupancy. The code also provides for the assessment of additional re-inspection fees.

YOU WILL BE RESPONSIBLE FOR NOTIFYING TENANTS IF ANY OF THE FOLLOWING LIST OF DEFICIENCIES ARE THEIR RESPONSIBILITY.

### DEFICIENCY LIST

1. Interior - Basement - SPLC 34.08 (1), 34.34 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.-  
Construction debris left in furnace room and empty sleeping room where plumbing was repaired. Remove the construction debris.
2. Interior - Basement Sleeping Room - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner.-  
Ceiling has fallen in, plumbing work access.

3. Interior - Furnace Installation - 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.-  
Furnace manufacture date of August 2017, no permits in permit history of address.  
Contact a licensed contractor to obtain a permit, review the installation of the furnace and contact city inspection staff for review of the installation and finalizing of the permit.  
Furnace has been yellow tagged by Xcel Energy and must be serviced by licensed contractor.
4. Interior - Second Floor - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner.-  
Hole in floor under carpet in common area.
5. Interior - Second Floor Bathroom - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work requires a licensed contractor to obtain a permit(s) and contact city inspection staff for review of the work and finalizing of the permit. Call DSI at (651) 266-8989.-  
Breaker trips when any electrical appliance is on in bath.
6. Interior - See Comments - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.-  
Baseboard heater not working.  
Wall switches recessed in faceplate in bathroom where electrical does not work.
7. Interior - See Comments - SPLC 34.10 (7), 34.17 (5) - Repair or replace and maintain the woodwork in an approved manner.-  
Missing baseboard throughout dwelling.  
Door between sleeping room and main floor bathroom is off hinges.
8. Interior - See Comments - SPLC 34.11 (1), MSBC 2902.1, SPLC 34.35 (1), MPC 301.1 - Repair or replace and maintain all parts of the plumbing system to an operational condition.-  
Main floor bathroom: faucet not secured to the sink.  
Main floor shower leaks from behind wall, repair this and replace the access panel.  
Second floor bathroom leaking from behind wall.
9. Interior - See Comments - SPLC 34.11 (6) - Provide and maintain a minimum of 68 degrees F in all habitable rooms at all times.-  
Complaint received regarding no heat, gas smell. Found temperatures in the basement and main floor of property at 47-48 dF. Second floor had space heater going, 55 dF in rooms on second floor.

10. Interior - See Comments - MN Stat. 299F.362 - Immediately provide and maintain updated smoke detector located outside each sleeping area.-  
Basement hardwired smoke detector missing from bracket-wires hanging.  
First floor hardwired smoke detector missing from bracket-wires hanging.  
Second floor hardwired smoke detector found unplugged and dated from December 2003-too old to be in service, over 10 years.
11. Interior - Stairway to Basement - SPLC 34.10 (3), 34.34(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.-  
Handrail is short and does not go to bottom of the stairs.
12. 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: [laura.huseby@ci.stpaul.mn.us](mailto:laura.huseby@ci.stpaul.mn.us) or call me at 651-266-8998 between 7:30 a.m. - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Laura Huseby  
Fire Inspector

Reference Number 100651