



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

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April 26, 2017

LYNN M FAGERNESS  
AMADEUS HOLDINGS LLC  
PO BOX 3074  
BURNSVILLE MN 55337-8074

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

RE: 1119 RAYMOND AVE Unit 1-4  
Ref. # 124440

Dear Property Representative:

Your building was inspected on April 24 & 25, 2017, 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.

**A re-inspection of documentation and property will be made on June 2, 2017 at 3:00 PM or the property vacated.**

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. Interior - 3 of 4 Units in Building (Unit 3 occupied) - SPLC 40.06 - Uncertified portions of the building must not be occupied until inspected and approved by this office.-Three of four units are not habitable at this date. Electrical, plumbing and building issues do not allow for units to be habitable.
2. Interior - Units 1-4 - 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.-  
**Due to the volume of issues with electrical, un-useable plumbing fixtures, undocumented building modifications done without plan review, permits or inspections, the building's certificate of occupancy will be revoked on June 2, 2017 at 3:00 PM.**

3. Exterior - Garage Access - SPLC 34.08 (1), 34.32 (1) - All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces.-  
4/24/17: Garbage and refuse have been removed, large pile of dirt in middle of driveway has not been addressed.
4. Exterior - Keybox - MSFC 506.2 - Install a fire department keybox near the main entry less than 7 feet high-  
See enclosed information regarding keyboxes.
5. Interior - Throughout - Building and general construction. No person shall construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure without first obtaining a building permit from the building official. Permits for building or general construction are not required for repairs for maintenance only or for minor alterations provided they are not required under the state building code, this chapter or other pertinent provisions of the Saint Paul Legislative Code, and provided the cost of such repairs and minor alterations does not exceed the present market value of five hundred dollars (\$500.00).

SPLC Chapter 34 Mechanical. No person shall install, alter, reconstruct, or repair any heating, ventilating, cooling, refrigeration equipment or process piping and/or equipment without first obtaining a permit to do such work from the building official. A separate permit shall be obtained for the equipment installed in each building or structure.

SPLC Chapter 34 Electrical. No person shall perform any new electrical installation in any construction, remodeling, replacement or repair, except minor repair work as defined by the state board of electricity, without first obtaining a permit to do such work from the building official. A separate permit shall be obtained for each building or structure.

**Changes to the building and dwelling units are currently unpermitted in entirety. Openings into garage and other, separate units require a licensed contractor to obtain permits, perform the work and make arrangements for inspections with city trades inspectors. No work should be initiated until plans, if required by plan review or the building inspector, and permits have been obtained by licensed contractor.**

6. Interior - Throughout - Plumbing. No person shall install, remove, alter, repair, or replace or cause to be installed, removed, altered, repaired or replaced any plumbing, gas or drainage piping work, standpipe system, sprinkler system, or any fixture or water heating or treating equipment in a building or premises without first obtaining a permit to do such work from the building official. A separate permit shall be obtained for each building or structure.-  
4/24/17: Plumbing is in some cases completely removed, kitchens are bare walls as are bathrooms for unoccupied units.

7. Interior - Throughout - Mechanical. No person shall install, alter, reconstruct, or repair any heating, ventilating, cooling, refrigeration equipment or process piping and/or equipment without first obtaining a permit to do such work from the building official. A separate permit shall be obtained for the equipment installed in each building or structure.-  
4/24/17: No mechanical permits applied for to install furnace(s) for the unoccupied units. Units appear to be newly installed.
8. Interior - Throughout - Electrical. No person shall perform any new electrical installation in any construction, remodeling, replacement or repair, except minor repair work as defined by the state board of electricity, without first obtaining a permit to do such work from the building official. A separate permit shall be obtained for each building or structure.  
4/24/17: Electrical wiring of light fixtures, outlets, smoke detectors and others needs to be addressed by a licensed electrician in all three unoccupied units.
9. Interior - Throughout - Building and general construction. No person shall construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure without first obtaining a building permit from the building official. Permits for building or general construction are not required for repairs for maintenance only or for minor alterations provided they are not required under the state building code, this chapter or other pertinent provisions of the Saint Paul Legislative Code, and provided the cost of such repairs and minor alterations does not exceed the present market value of five hundred dollars (\$500.00).-  
4/24/17: No permits have been obtained for work that had been performed after units were vacated. Walls have been penetrated and no current approved plans are available to discern what was intended for the property or units.
10. Interior - Unit 3 - NEC 110.26 - Provide and maintain a minimum of 36 inches clearance in front of all electrical panels.-  
4/24/17: Still have personal items in front of the electrical panel.
11. Interior - Unit 3 - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner.-  
4/24/17: Interior shows some water damage in areas where gypsum board has been installed.
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 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Laura Huseby  
Fire Inspector

Ref. # 124440