



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

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December 21, 2016

GEORGE B STONE  
549 GROVNER AVE N  
OAKDALE MN 55128-6710

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

RE: 1079 MARYLAND AVE E  
Ref. # 112934

Dear Property Representative:

Your building was determined to be a registered vacant building on October 24, 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.

**Per your request, a re-inspection will be made on January 3, 2016 at 1:30 pm.**

#### **DEFICIENCY LIST**

1. Exterior - Back Walkway - SPLC 34.08 (10) - Repair, replace and maintain exterior sidewalks, walkways and stairs.-The back walkway is in disrepair and has damages.
2. Exterior - Garage - SPLC 34.08(5), 34.32(3) - All accessory structures including, but not limited to, detached garages, sheds and fences shall be maintained structurally sound and in good repair. Provide and maintain exterior unprotected surfaces painted or protected from the elements.  
The garage has chipping and peeling paint all around, including the unprotected fascia boards and soffits.  
There are openings on the garage walls.  
The garage door is damaged.

3. Exterior - Guardrails - SPLC 34.09 (2), 34.32(2) - Repair or replace the damaged guardrail in an approved manner. This work may require a permit(s). Call DSI at (651) 266-9090.  
The guardrail is loose and wobbly.  
The guardrail at the front of the property is not properly connected to the house and is not connected at the front.
4. Exterior - Throughout - SPLC 34.09 (1) b,c, 34.33 (1) b, c - Provide and maintain all exterior walls free from holes and deterioration. All wood exterior unprotected surfaces must be painted or protected from the elements and maintained in a professional manner free from chipped or peeling paint.  
The fascia boards for the first and second level is missing.  
There are cracks, holes and damages on the cement floors and walls.
5. Exterior/Interior - Throughout - SPLC 34.09 (3), 34.33 (3) -Provide or repair and maintain the window screen.-There are window screens that are torn, have holes and the frame is not properly placed within the frame.
6. Exterior/Interior - Throughout - MSFC 315.2 - Provide and maintain orderly storage of materials.
7. Interior - Basement - MSFC 703 - Provide and maintain fire rated floor and/or ceiling construction with approved materials and methods. This work may require a permit(s). Call DSI at (651) 266-9090. The minimum rating must be:-There is a truss member that is loose in the basement near the stairs.
8. Interior - Basement - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.-There is a light fixture in the basement that is coming loose.
9. Interior - Bathroom - 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.-First floor bathroom - There is also a piece on the side of the bath tub that is missing tile and is exposing the wall underneath.
10. Interior - Floors - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the floor in an approved manner.-The living room floor has large dark stains, spots and is worn.
11. Interior - Throughout - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window frame.-The window frame and sill has chipping and peeling paint.
12. Interior - Throughout - MN Stat 299F.18 - Immediately remove and discontinue excessive accumulation of combustible materials.-There is an extreme amount of items in the basement closet, throughout the basement and throughout the house. Reduce the number of items by 75%.

13. Interior - Throughout - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the ceiling in an approved manner.-  
The ceilings throughout the house have chipping and peeling paint, cracks and stains.
14. Interior - Throughout - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls in an approved manner.  
There are large cracks and chipping and peeling paint on the walls.  
There are walls with unfinished repairs.  
The wall where the stove use to be has large grease stains.
15. Permit - 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 installation of the drain pipe in the bathroom.
16. 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 the provisions of this code, or deny an application therefor:  
(3) If it 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 Certificate of Occupancy has been revoked because of long-term non-compliance from the owner to fix the items on the corrections 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 8:00 - 9:30 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Efrayn Franquiz  
Fire Inspector  
Ref. # 112934