



CITY OF SAINT PAUL

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St Paul, Minnesota 55101-1806

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November 5, 2018

Guardian Property Management
708 CLEVELAND AVE SW #160
NEW BRIGHTON MN 55112 USA

RE: RE-INSPECTION FIRE CERTIFICATE OF OCCUPANCY WITH DEFICIENCIES
620 OAKDALE AVE

Ref. # 110942

Dear Property Representative:

Your building was re-inspected for the Fire Certificate of Occupancy on November 1, 2018. Approval for occupancy will be granted upon compliance with the following deficiency list. The items on the list must be corrected immediately. **A reinspection date and time will be determined at the Legislative appeal hearing on November 6, 2018.**

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 be occupied without a Fire Certificate of Occupancy. The code also provides for the assessment of additional reinspection fees.

DEFICIENCY LIST

1. 620 - Basement - NEC 110.26 - Provide and maintain a minimum of 36 inches clearance in front of all electrical panels.-
2. 620 - Entire Unit - 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.-7 day vacate due to unsanitary conditions.
3. 620 - Interior - SPLC 34.10 (3), 34.34(2) - Repair or replace the damaged handrail in an approved manner.-Repair broken handrails.
4. 620 - Kitchen - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner.-Repair holes in flooring.

5. 620 - Kitchen sink - 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.-Low water pressure.
6. 620 - Throughout - MN Stat 299F.18 - Immediately remove and discontinue excessive accumulation of combustible materials.-Reduce content of entire unit by 50%
7. 620 - Throughout - SPLC 34.08 (1), 34.34 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.-Deep clean entire unit. Strong smell of urine throughout.
8. 620 - Throughout - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner.-
9. 622 - Attic - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner.-Remove all non-approved materials from ceilings.
10. Both units - Basement - MSFC 603.5.3 - Provide clearance around all mechanical equipment.-Provide clearance for the water meter.
11. Exterior - Roof - SPLC 34.09 (2), 34.33 (1) - Provide and maintained the roof weather tight and free from defects.-Roof is deteriorated.
12. Exterior - 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.-Repair large crack in retaining wall.
13. Exterior - SPLC 34.09 (3), 34.33(2) - Repair or replace the damaged guardrail in an approved manner. This work may require a permit(s). Call DSI at (651) 266-8989.- Repair broken and rotted guardrails on exterior stairways.
14. Exterior - SPLC 34.08 (3) - Provide and maintain suitable ground cover on all exterior areas to control erosion.-
15. Exterior - SPLC 34.09 (1)(2), 34.33 (1) - 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.-Holes throughout soffit/facial. Birds are nesting in the holes.
16. Interior - Both units - MSFC 1008.1.9.3 - Remove unapproved locks from the unit doors. The door must be openable from the inside without the use of keys or special knowledge or effort.-Remove or reverse the deadbolt lock on basement door.
17. Trash - SPLC 34.11 (7), 34.34 (4) - Provide additional approved containers or additional pick-ups to meet tenant trash demands.-Garbage cans overflowing around property. Provide sufficient trash service.

18. 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 the original orders.

If you have any questions, email me at leanna.shaff@ci.stpaul.mn.us or call me at 651-266-8980 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,

Leanna Shaff
Fire Inspector
Ref. # 110942