



CITY OF SAINT PAUL

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November 15, 2018

RANJIT C BHAGYAM/PAULA M BHAGYAM  
385 COUNTY ROAD E  
HOULTON WI 54082

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

RE: 2012 COMO AVE  
Ref. # 12319

Dear Property Representative:

Your building was inspected on November 15, 2018, 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 reinspection will be made on December 3, 2018 at 1:00 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. Exterior - Check All - SPLC 34.09 (4), 34.33 (3) - Provide or repair and maintain the window screen.
2. Exterior - Construction Debris - MSFC 304.1 - Remove excessive combustible storage and/or vegetation from exterior property areas.-  
In the yard, under deck.
3. Exterior - Driveway Repair - SPLC 34.08 (7) - All parking spaces shall be paved with asphalt, concrete, or durable dustless surfacing. Before any existing spaces may be paved, site plan approval must be obtained as specified in the St. Paul Zoning Code. Contact DSI Zoning at 651-266-8989.-  
Repair the potholes in driveway.
4. Exterior - East Side of Dwelling - 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.-  
Missing metal trim at eaves.

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5. Exterior - Fresh Air Intake for Boiler/Water Heater - MFGC 618.5 - Provide and maintain screen covers having 1/4 inch mesh over all outside air inlets.  
Fresh air intake has a screen fastened to siding, no hood or duct hood to protect the inlet from weather/insects entry. Ensure the screen is appropriate for the fresh air intake duct hood.
6. Exterior - Front yard - MSFC 307.1 - All fires on the ground must be a minimum of 25 feet from structures or contained in a grill or outdoor fireplace. Wind speeds must be under 10 mph, constantly attended, a means of extinguishment must be provided. Only natural firewood can be burned (no construction materials, brush or waste materials), and fire shall be extinguished if the smoke is deemed a nuisance. A citation will be issued for non-compliance.  
Remove all burnt material, when safe, to dumpster and discontinue any burning on the ground at this property.
7. Exterior - Second Floor Porch Guardrail - 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.-
8. Exterior - Throughout the exterior of property - SPLC 34.08 (6) - Remove the accumulation of exterior storage that creates a nuisance or harbors rodents.  
Needs to happen prior to ground freezing as removal will entail heating the ground to release the trash and debris: mattress, box spring, chemical carbouy, charred pieces of wood at boulevard and in circle in yard, personal items at boulevard.
9. Exterior - To Second Story Deck Guardrail - 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.-
10. Interior - Basement Laundry and Boiler Room - MSFC 605.6 - Provide all electrical splices within junction boxes. Contact a licensed electrician to obtain a permit and locate the exposed wiring and splices into a junction box.  
11/15/18: Electrical identified as plumbing, dated 6/1/16 in laundry area along the wall, to be reviewed by electrician and added to permit to be inspected, no permit after 6/1/2016 to indicate this was installed by licensed contractor.  
Open electrical in main floor unit bathroom ceiling, cap this according to electrical code.  
Electrical wire coming through opening in boiler room ceiling.
11. Interior - Check All - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped.-  
Stairwell to lower level missing globe, basement unit missing light globe, check all.

12. Interior - Fireplace - MSFC 603.6 - Have the chimneys, fireplaces, and vents inspected for soundness, freedom from deposits, and correct clearances. Cleaning, maintenance, and repairs shall be done if indicated by the inspection.  
11/15/18: no documentation of inspection and tenant had TV and media stand positioned in front of fire place, no documentation provided to inspector regarding inspection of the fire place. If this remains in operation, it is required to be inspected each year.  
Have the fireplace and chimney inspected or seal the fireplace and post a sign on the exterior stating that it is sealed, do not use.
13. Interior - Main Floor Unit - MSFC 603.7 - Immediately discontinue use of unsafe heating appliance until repaired or replaced by a licensed contractor. This work may require a permit(s). Call DSI at (651) 266-8989. Red tags may not be removed except by fire department inspector.  
11/15/18: unit was still on-site at inspection, with no wheels and stand removed so it would sit on floor with heated surface.  
Portable heating appliance missing one of four wheels, replace the wheel or remove the unit.
14. Interior - See Comments - MSFC 703.1, 1106.1 - 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) 266-8989. The minimum rating must be 1 hour.
  - 1.) Sheetrock repair in main floor kitchen from second floor bath. Only fire-rated, 5/8-inch sheet rock may be used for closing up the ceiling in main floor from upper unit. Provide documentation this is compliant repair.
  - 2.) Repair the ceiling and wall openings in boiler room with specified sheetrock and intumescent fire caulk. Expanding foam should not be used for providing or maintaining fire-rated construction between boiler room and building or between units.
  - 3.) Basement unit junction box located at entry door with hole into ceiling-provide sealing in the form of sheetrock and fire caulk to seal the ceiling.
15. 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.-  
11/15/18: new toilet installed in basement unit bathroom, no permit for the toilet installation.  
Basement level: toilet is leaking. Main Level toilet: secure, rocks or slides.
16. Interior - Throughout Dwelling - SPLC Chapter 33. 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).-  
Multiple areas of the building have been repaired. Found sheetrock dated 4/21/15 in lower level, not fire-rated for use in multi-family dwelling for repairs-could only be used within units wall, not to separate the units. Requesting documentation of materials for repairs of the ceiling in main level kitchen.

17. 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. # 12319