



CITY OF SAINT PAUL

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St Paul, Minnesota 55101-1806

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October 3, 2018

CURRENT RESIDENT  
933 ALBEMARLE STREET  
SAINT PAUL MN 55117-5317

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

RE: 933 ALBEMARLE ST  
Ref. # 117457

Dear Property Representative:

Your building was inspected on September 24, 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 October 31, 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 - Doors - SPLC 34.33 (3) - Repair and maintain the door in good condition. -The screens for the screen doors are torn and damaged and the securing clip for the glass panel is broken.
2. Exterior - Garage - MSFC 505.1 - Provide address numbers at least four (4) inches in height. -The address numbers on the garage have faded away and the sticker numbers are peeling off.
3. 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. -All around the garage, there is chipping and peeling paint, including around the window and door frames, a couple of boards that are cracked and damaged and some holes on the lintel (over garage door) and on the concrete. The deadbolt and door knob for the garage service door is not properly installed and has openings on the sides. The front and back fence are in disrepair.

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4. Exterior - House - 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. -At the front peak of the house, there is an opening in the soffit and fascia.
5. Exterior - Near Garage - SPLC 34.08 (1), 34.32 (1) - All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces. -Remove all garbage from the area especially the burned wood and material in the back yard.
6. Exterior - Side Screen Door - MSFC 1008.1.9.3 - Remove unapproved locks from the exit doors. The door must be openable from the inside without the use of keys or special knowledge or effort. -The side screen door has a padlock on it. Remove the lock and repair the latch for the screen door.
7. Exterior - Window Screens - SPLC 34.09 (4), 34.33 (3) -Provide or repair and maintain the window screen. -There are several windows with torn and damaged screens and frames.
8. Exterior/Interior - Throughout - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.-Interior - There is an outlet in the kitchen that is loose and unsecure within the wall.
9. Exterior/Interior - Windows - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition.  
The windows in the smaller bedrooms do not stay open, including the top sash and do not align properly to latch.  
The right window in the master bedroom is not weather tight and is unable to stay open.  
There are several storm windows that are not properly set in their frames
10. Interior - Basement Stairs - 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.
11. Interior - Basement Stairs - SPLC 34.10 (3), 34.34(2) - Repair or replace the damaged guardrail in an approved manner. -The guardrails for the basement stairs has failed and broke off. Provide new guardrails.
12. Interior - Bathroom - SPLC 34.10 (4), 34.34 (3) - Provide a bathroom impervious to water. -There are missing and loose wall tiles in the bathroom. Properly finish the installation of the wall tiles.
13. Interior - Bathroom - 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. -Repair or replace and maintain an approved private hand sink. This work may require a permit(s). Call LIEP at (651) 266-9090. The bathroom sink counter is cracked and damaged.

14. Interior - CO Alarms - MN State Statute 299F.50 Immediately provide and maintain an approved Carbon Monoxide Alarm in a location within ten (10) feet of each sleeping area. Installation shall be in accordance with manufacturer's instructions. -There is no carbon monoxide alarm on the second floor.
15. Interior - Light Fixtures - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped. -There are light fixtures that is missing the covers.
16. Interior - Smoke Alarms - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area. -The smoke alarms in the bedrooms are missing. You must provide smoke alarms in the bedrooms.
17. Interior - Throughout - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing. -There are several outlets that are missing the covers.
18. Interior - Throughout - MSFC 605.4 - Discontinue use of all multi-plug adapters.
19. Interior - Walls - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. -There are very large cracks on the master bedroom walls.
20. SPLC 39.02(c) - Complete and sign the smoke detector affidavit and return it to this office.
21. SPLC 34.19 - Provide access to the inspector to all areas of the building.
22. 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 of occupancy is in violation of provisions of this or other applicable safety codes, ordinances, rules and regulations. **-The Fire of Certificate of Occupancy has been revoked due to, but not limited to long-term non-compliance and failure to provide access. All work must be done by the re-inspection date.**

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 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Efrayn Franquiz  
Fire Inspector

Ref. # 117457