



CITY OF SAINT PAUL

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December 17, 2018

INVESTORS CAPITAL LLC
7401 BUSH LAKE ROAD
EDINA MN 55439USA

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 933 ALBEMARLE ST
Ref. # 117457

Dear Property Representative:

Your building was determined to be a registered vacant building on October 31, 2018. 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.

DEFICIENCY LIST

1. 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.
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.
All around the garages, 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.
Inside the garage, there is a hole in the corner of the cement wall.
The front and back fence are in disrepair.
There is a cracked window.

3. Exterior - Garage - SPLC 34.09 (3), 34.33(2) - Repair or replace the unsafe stairways, porch, decks or railings in an approved manner. This work may require a permit(s). Call DSI at (651) 266-8989.-The stairs inside the garage are in disrepair and is missing the bottom step.
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.
The walls in the back-porch area is damaged.
5. Exterior - Inside Garage - MSFC 605.5.3 - Immediately, discontinue use of frayed, deteriorated, damaged or spliced electrical cords. -There is a frayed and damaged wire in the garage.
6. 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.
7. Exterior - Side of Garage - 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 damaged in the ground conduit that is damaged and is missing the cover.
8. 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.
9. Exterior - Interior - Doors - SPLC 34.33 (3) - Repair and maintain the door in good condition.
The screen doors are in disrepair with bent handles, missing or torn screens and damaged.
The lock for the back-entry door knob is damaged.
There are interior doors that do not latch, have loose hinges and the closet doors are off the tracks.
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 - House - SPLC 34.11(4), 34.35(1), MPC 601.1 - Provide an adequate water supply to all water closets, sinks, showers and tubs.
14. Interior - Laundry Room - MMC 504.6 - Provide, repair or replace the dryer exhaust duct. Exhaust ducts for domestic clothes dryers shall be constructed of metal and shall have a smooth interior finish. The exhaust duct shall be a minimum nominal size of four inches (102 mm) in diameter and installed in accordance with the mechanical code. This work may require a permit(s). Call DSI at (651) 266-8989.-The dryer vent has been disconnected.
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 - 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, including in the basement.
17. 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.
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 and the hallway wall.
The wall in the little room is damaged.
20. Interior - Windows - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition.
There are windows that have damaged side rails, windows that don't stay up and do not fit properly within its frame.
The casing for the storm windows are damaged.
21. SPLC 39.02(c) - Complete and sign the smoke detector affidavit and return it to this office.
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.

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 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