



CITY OF SAINT PAUL

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November 20, 2018

RANIA EMRAN
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Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 1793 MARYLAND AVE E
Ref. # 120709

Dear Property Representative:

Your building was determined to be a registered vacant building on November 19, 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 - DRIVEWAY - 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.-Ruts, cracks, and holes in the asphalt.
2. EXTERIOR - THROUGHOUT - SPLC 34.09 (2), 34.33 (3) - Provide and maintain foundation elements to adequately support this building at all points.-Foundation has large cracks and holes in it. This causes access to water and rodents.
3. EXTERIOR - THROUGHOUT - 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.-HOUSE: Chipped and peeling paint on window frames, fascia, soffit and siding. Front door of the porch has rotting wood on the frame. GARAGE: Siding has holes and chipped and peeling paint. The holes are allowing wasps to access the inside of the garage and make hives. Overhead door is in need of repair.

4. EXTERIOR - THROUGHOUT - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window glass.-Broken windows.
5. EXTERIOR - THROUGHOUT - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window frame.-Upper window frame on the west side of property is in need of repair.
6. EXTERIOR - THROUGHOUT - SPLC 34.09 (4), 34.33 (3) -Provide or repair and maintain the window screen.-Missing, ripped and torn screens.
7. INTERIOR - BASEMENT - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.
8. INTERIOR - MAIN LEVEL - SPLC 34.12 (2), SPLC 34.36 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition to properly and safely perform their intended function in accordance with the provisions of the applicable code.-North bedroom closet door handle is missing. Bathtub access panel is missing.
9. INTERIOR - MAIN LEVEL - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner.-Bathroom wall tile is missing. Bathroom wall has holes in it.
10. INTERIOR - MAIN LEVEL - 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.-Bathtub faucet drips. Bathroom sink faucet needs to be replaced.
11. INTERIOR - THROUGHOUT - NEC 110.26 - Provide and maintain a minimum of 36 inches clearance in front of all electrical panels.-Basement and living room.
12. INTERIOR - UPSTAIRS - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.-East bedroom outlet needs to be replaced. Cords fall out of it and it has an open ground.
13. INTERIOR - UPSTAIRS - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner.-Ceiling at the top of the stairs is cracked and crumbling.
14. INTERIOR - UPSTAIRS - SPLC 34.10 (7), 34.17 (5) - Repair or replace and maintain the woodwork in an approved manner.-Both bedroom's door trim is missing.
15. 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: jill.pettiford@ci.stpaul.mn.us or call me at 651-266-8987 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Jill Pettiford
Fire Inspector II

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