



CITY OF SAINT PAUL

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September 25, 2018

DANIEL GROHS CONTRACTING INC
PO BOX 502
CHAMPLIN MN 55316-0502

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 1148 GERANIUM AVE E
Ref. # 119057

Dear Property Representative:

Your building was inspected on September 25, 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 29, 2018 at 1:00pm 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 - 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.-Scrape and paint chipped and peeling areas of house and garage.
2. Exterior - House - 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.-Clean out gutters on dwelling.
3. Exterior - SPLC 34.09 (2), 34.33 (1) - Provide and maintained the roof weather tight and free from defects.-Repair/Replace damaged roof.
4. 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 rotted and damaged fence and gate.

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5. Exterior - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window glass.
6. Exterior - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped.
7. Exterior - SPLC 34.08 (10) - Repair, replace and maintain exterior sidewalks, walkways and stairs.-Repair cracked and broken areas of sidewalks and steps.
8. Interior - 2nd Floor Bathroom - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.-Repair damaged outlet.
9. Interior - 2nd Floor 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/replace sink that is cracked.
10. Interior - Basement - MSFC 605.1 -Provide a grounding jumper around the water meter.
11. Interior - Basement - MSFC 605.1 - Provide a permanently attached grounding connection for the electrical service.
12. Interior - Basement - NEC 110.26 - Provide and maintain a minimum of 36 inches clearance in front of all electrical panels.
13. Interior - Basement - MSFC 315.3 - Provide and maintain orderly storage of materials.
14. Interior - Basement - MMC 603.9, 604 - Repair, maintain or install proper insulation and duct sealant in compliance with the mechanical code. This work may require a permit(s). Call DSI at (651) 266-8989.-Seal dryer vent that is not being used.
15. Interior - Basement - MSFC 1030.1 - Provide and maintain an approved escape window from each sleeping room or area, or discontinue use of area as a sleeping room. This work may require permit(s). Call DSI at (651) 266-8989.-Immediately atop using basement as a sleeping area. No egress windows.
16. Interior - Bathroom - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.-Repair loose outlet.
17. Interior - Bathroom - SPLC 34.14 (3), MPC 4714.01 (T) - Provide and maintain a window or approved ventilation system in all bathrooms.-Provide vent fan or make window openable.
18. Interior - Outside Bathroom - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner.-Repair cracked ceiling.
19. Interior - Throughout - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.

20. Interior - Throughout - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.-Repair/replace numerous missing and non-working smoke detectors.
21. Interior - SPLC 34.10 (6), 34.34 (5) - Exterminate and control insects, rodents or other pests. Provide documentation of extermination.-Inspect infestation.
22. Interior - SPLC 34.19 - Provide access to the inspector to all areas of the building.-Allow access to locked bedrooms.
23. Occupancy - SPLC 34.13 (2), (3), SPLC 34.17 (2) - The unit is overcrowded. Reduce and maintain the number of occupants in the unit to:4-6 unrelated adults currently living at property.
24. 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: Grant.Heitman@ci.stpaul.mn.us or call me at 651-266-8997 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Grant Heitman
Fire Inspector

Ref. # 119057