



CITY OF SAINT PAUL

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May 3, 2019

GERALD F THURSTIN
1123 GALTIER ST UNIT 3
ST PAUL MN 55117-4449

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 1123 GALTIER ST
Ref. # 118904

Dear Property Representative:

Your building was inspected on April 30, 2019, 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 May 22, 2019 at 10:30 AM 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 - Front Stairs - SPLC 34.08 (10) - Repair, replace and maintain exterior sidewalks, walkways and stairs. -The front stairs have cracks and openings. There are repairs done in the last inspection that are now failing and need to be repaired again. This includes the failed repair on the side of the stair walls.
2. Exterior - Parking Surface - 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.-The trailer is parked on an unapproved surface. Relocate the trailers to the parking surface.

3. Exterior - Interior - Doors - SPLC 34.33 (3) - Repair and maintain the door in good condition.
Exterior - The front entry door does not fit properly within its frame and does not latch and close. Daylight can be seen on the sides. Also, the frame is breaking at the bottom.
Interior - The back-entry screen door near the basement stairs does not latch.
Interior - There is a basement door that is missing the strike plates.
4. Exterior - Interior - Windows - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition.
Exterior - There are windows on the North side of the house that have chipping and peeling paint.
Interior - There is a window in the basement with broken glass.
5. Interior - Basement - MMC 305.2 - Install proper hangers and support for the gas piping in compliance with the mechanical code. -The gas line behind the dryer is not secured.
6. Interior - Basement - SPLC 34.19 - Provide access to the inspector to all areas of the building. **-Provide access to the back section of the basement.**
7. Interior - Basement Stairs - SPLC 34.10 (3), 34.34(2) - Repair or replace the unsafe stairway in an approved manner. -There are cracked and damaged stair treads for the basement stairs.
8. Interior - Front Entry-Way - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner. -The interior floor in the front entry-way is extensively damaged with very large cracks and appears to be separating from the exterior wall and has sunken in. The surface of the tile floor has broken away. Contact a contractor to evaluate and repair. A permit may be required.
9. Interior - Walls - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. -There are unfinished repairs to the back-stairway walls.
10. Unit 1 - Ceiling - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner. -There are unfinished repairs to the left bedroom ceiling.
11. Unit 1 - Walls - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. -There are cracks, unfinished repairs and damages to the left bedroom walls.
12. Unit 1 & 2 - Kitchen - SPLC 34.10 (7) - Repair and maintain the cabinets in an approved manner.
Unit 1 - One of the kitchen cabinets is missing the door.
Unit 2 - The bottom cabinet door has been damaged.

13. Unit 1 & 2 - Windows - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition.
Unit 1 - The right bedroom window is very hard to open, has broken sash cord, has a hole on the bottom left side and is not weather tight.
Unit 1 - The bathroom window has been painted shut.
Unit 2 - The slide rails on the sides of the bathroom and bedroom windows have been cracked and damaged. Also, there is peeling paint on the top of the window sash.
14. Unit 1 & 2 - Doors - SPLC 34.33 (3) - Repair and maintain the door in good condition. -
Unit 1 - The hardware for the bedroom doors have been improperly installed. Properly re-install and seal the opening on the side of the doors.
Unit 2 - The latch for the front entry door has screws that keep sticking out and repair the deadbolt so it may lock properly.
15. Unit 1 & 2 & Interior - Light Fixtures - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped. -There are light fixtures in the apartments and common areas that is missing the covers.
16. SPLC 39.02(c) - Complete and sign the smoke detector affidavit and return it to this office.
17. MSBC -Section 105.1 - Permits Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Work being done requires a permit. Contact the Building Inspector to inspect and final the building permit.
A permit is required for the work performed on the dryer exhaust duct.
A permit is required for the work performed on the expansion tank for the boiler.

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 Safety Inspector
Ref. # 118904