



CITY OF SAINT PAUL

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September 6, 2019

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1801 MORGAN AVENUE  
SAINT PAUL MN 55116

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

RE: 528 ORANGE AVE W  
Ref. # 104591

Dear Property Representative:

Your building was inspected on September 4, 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 TBD 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 - Side Stairs - SPLC 34.09 (3), 34.33(2) - Repair or replace the damaged guardrail in an approved manner. This work may require a permit(s). Call DSI at (651) 266-8989.
2. Exterior - Side Stairs - SPLC 34.08 (10) - Repair, replace and maintain exterior sidewalks, walkways and stairs.-The side stairs are in disrepair with large cracks and holes.
3. Exterior - Window Screens - SPLC 34.09 (4), 34.33 (3) -Provide or repair and maintain the window screen.

4. Exterior - Rock Retaining Wall - 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.-Update: September 4, 2019; The condition of the rock retaining wall next to the side stairs has deteriorated and now has dirt washing off from the walls and the rock are now leaning back.
5. Exterior - Interior - Doors - SPLC 34.33 (3) - Repair and maintain the door in good condition.
6. Exterior - Interior - Windows - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition.
7. Interior - Both Units - 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 manufacturers instructions.-The carbon monoxide alarms have low battery. Provide new batteries.
8. Interior - Both Units - Smoke Alarms - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.-The smoke alarms are chirping and have low batteries. Provide new batteries.
9. Unit 528 - 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 toilet. This work may require a permit(s). Call LIEP at (651) 266-9090. The toilets do not work and the parts inside the tank are damaged.
10. Unit 528 - Water Meter - MSFC 605.1 -Provide a grounding jumper around the water meter.-The grounding jumper cable is missing.
11. Unit 528 - Walls - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner.-There are cracks, peeling paint and damages to the walls.
12. Unit 528 - Ceilings - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner.-There are cracks, peeling paint and damages to the ceilings. This also includes the large hole on the basement ceiling.
13. SPLC 39.02(c) - Complete and sign the smoke detector affidavit and return it to this office.
14. 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 is found upon inspections of the fire code official that the building or occupancy is in violation of provisions of this or other applicable safety codes, ordinances, rules and regulations:-The Fire Certificate of Occupancy has been revoked due to long term non-compliance.

15. 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.  
**A permit is required for installation of the new water pipes to the water meter and the new water lines.**

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 Safety Inspector

Ref. # 104591