



CITY OF SAINT PAUL

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July 25, 2019

BERNETTA A ROMERO  
80 DELOS ST W  
ST PAUL MN 55107-1154

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

RE: 456 LAWSON AVE W  
Ref. # 122368

Dear Property Representative:

Your building was inspected on July 9, 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 August 1, 2019 at 8:30 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 - Back Stairs - 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 guardrail for the back stairs has completely broken off and the steps are deteriorated and damaged.
2. Exterior - Back Yard - SPLC 34.08 (3) - Provide and maintain suitable ground cover on all exterior areas to control erosion. -The back yard is all muddy and there are broken and uneven pavers.
3. Exterior - Fences & Fence Gates - 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. -The fence and fence gates for the property are in disrepair.

4. Exterior - House - SPLC 34.09 (2), 34.33 (3) - Provide and maintain foundation elements to adequately support this building at all points.
5. 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.
6. Exterior - House - SPLC 34.09 (2), 34.33 (1) - Provide and maintained the roof weather tight and free from defects.
7. 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.
8. Exterior - Window Screens - SPLC 34.09 (4), 34.33 (3) -Provide or repair and maintain the window screen.
9. Exterior - Interior - Windows - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition.
10. Exterior - Interior - Doors - SPLC 34.33 (3) - Repair and maintain the door in good condition.  
Exterior - The front and back entry doors and screen doors are in disrepair. The frames for the doors are in bad shape and were installed improperly.  
Interior - There are interior doors that are in disrepair.
11. Interior - Bathrooms - SPLC 34.10 (4), 34.34 (3) - Provide a bathroom floor impervious to water.  
Update - NEW- July 9, 2019 the upstairs bathroom floor is soft and in disrepair.  
The bathroom floor is unfinished.
12. Interior - Basement - MSFC 605.1 -Provide a grounding jumper around the water meter.
13. Interior - Basement - NEC 110-12 - Provide for the electrical equipment to be installed in a neat and worker like manner. -Contact a licensed electrical contractor to properly repair the wiring from the dryer to the electrical panel. This work will require a permit.
14. Interior - Basement - 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 exhaust duct is broken and must be replaced.
15. Interior - Basement - MPC 507.5 - Provide pressure relief valve for hot water heater piped to within 18 inches of the floor.

16. Interior - Basement - MMC 607 - Repair, replace or install duct work in compliance with the mechanical code. This work may require a permit(s). Call DSI at (651) 266-8989.- Update: NEW - There is duct work near the basement stairs that has disconnected and in disrepair. This deficiency was observed before and not added to the list.
17. Interior - Basement - SPLC 34.11 (5), 34.35 (2) - Contact a licensed contractor to repair or replace the water heater. This work may require a permit(s). Call DSI at (651) 266-8989.-The control dial for the water heater is missing/damaged.
18. Interior - Basement Stairs - SPLC 34.10 (3), 34.34(2) - Repair or replace the unsafe stairway in an approved manner. -The basement stairs are wobbly.
19. Interior - 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.  
The bath tub is missing a handle.  
The hand sink has a loose handle.  
The toilet is loose.
20. Interior - Bedrooms - MSFC 1030.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exit path. -There are household items blocking the walking path to the bedroom window and there is stuff behind the bedroom door preventing it from opening fully.
21. Interior - Cabinets - SPLC 34.10 (7) - Repair and maintain the cabinets in an approved manner.
22. Interior - Ceilings - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner.
23. Interior - Floors - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner.
24. Interior - Kitchen - SPLC 34.14 (2) c - Repair or replace the duplex convenience outlet with ground fault protection within 3 feet of the basin on an adjacent wall in all bathrooms. This work may require a permit(s). Call DSI at (651) 266-8989.-The kitchen GFCI outlet does not trip when tested. and does not work.
25. Interior - Light Fixtures - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.-There are light fixtures that are not properly installed and secured.
26. Interior - Light Fixtures - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped.
27. Interior - Smoke Alarms - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area. -There are missing hard-wired smoke alarms. Provide and maintain hard-wired smoke alarms with battery back-up.

28. Interior - 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. -The handrails for the stairs and basement stairs are of the incorrect type.
29. Interior - Throughout - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.
30. Interior - Throughout - MSFC 315.3 - Provide and maintain orderly storage of materials.
31. Interior - Throughout - MN Stat 299F.18 - Immediately remove and discontinue excessive accumulation of combustible materials.
32. Interior - Throughout - SPLC 34.10 (7), 34.17 (5) - Repair or replace and maintain the woodwork in an approved manner.
33. Interior - Walls - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner.
34. 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: [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. # 122368