



CITY OF SAINT PAUL

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September 16, 2019

QUALITY RESIDENCES  
923 PAYNE AVENUE  
SAINT PAUL MN 55130

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

RE: 569 CHARLES AVE  
Ref. # 107797

Dear Property Representative:

Your building was determined to be a registered vacant building on September 11, 2019. 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 - Both Houses - SPLC 34.09 (2), 34.33 (3) - Provide and maintain foundation elements to adequately support this building at all points. -There are very large holes, crumbling rock and damages to the foundation walls for both houses.
2. Exterior 569 - Both Houses - 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. -There are loose, unsecured and missing corner cover panels.
3. Exterior 569 - Guardrail - 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.-The guardrail at the back of the 569 House is bent and damaged. Repair or replace.

4. Exterior 569 - Roof - SPLC 34.09 (2), 34.33 (1) - Provide and maintained the roof weather tight and free from defects. -569 House - The repairs to the roof are not complete and the work is being done without a permit. A permit is required.
5. 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. -Repair or replace and maintain an approved private tub or shower. This work may require a permit(s). Call LIEP at (651) 266-9090. The shower head is not working properly and one of the shower handles is missing.
6. Interior 569 - Basement - SPLC 34.11 (6), 34.35 (3) - Provide service of heating facility by a licensed contractor which must include a carbon monoxide test. Submit a completed copy of the Saint Paul Fire Marshal's Existing Fuel Burning Equipment Safety Test Report to this office. -There is a section of the warm-air duct that has disconnected. Also provide a fuel test report for this furnace.
7. Interior 569 - Basement Stairs - SPLC 34.10 (3), 34.34(2) - Repair or replace the unsafe stairway in an approved manner. -The basement stairs have a couple of treads that are cracked and broken.
8. Interior 569 - Ceiling - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner. -There are very large cracks and damages to the basement stairway ceiling.
9. Interior 569 - Door - SPLC 34.33 (3) - Repair and maintain the door in good condition. - The door to the front room does not fit properly and is unable to close.
10. Interior 569 - Electric Panel - NEC 408.4 Circuit Directory - Every electrical circuit shall be legibly identified as to its clear, evident, and specific purpose or use.
11. Interior 569 - Smoke Alarm - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area. -The hard-wired smoke alarm in the basement does not work. Replace the alarm.
12. Interior 569 - Walls - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. -There is an unapproved repair to the wall in the stairway and there are large cracks and damages to the other stairway walls.
13. Interior 571 - Basement - SPLC 34.10 Interior Structures on residential properties. (1) Basements. Every basement and crawl space shall be maintained reasonably free from dampness and free of any mold or mildew. Every basement area accessible to tenants shall have its floor paved with concrete or other durable, dustless surfacing to permit such floor to be kept in a clean and sanitary condition. -The concrete floor has been destroyed due to the repairs. Replace the floor once the plumbing work has been completed.
14. Interior 571 - Basement - MSFC 605.1 -Provide a grounding jumper around the water meter. -

15. Interior 571 - Basement - SPLC 34.10 (2), 34.34(1) - Repair and maintain the damaged structural member. This repair may require a building permit, call DSI at (651) 266-8989.-There is a support post near the mechanical equipment that has been installed improperly and is not secured.
16. Unit 571 - 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 manufacturer's instructions. -There are no carbon monoxide alarms in both houses.
17. SPLC 39.02(c) - Complete and sign the smoke detector affidavit and return it to this office.
18. **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.**

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. # 107797