



CITY OF SAINT PAUL

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St Paul, Minnesota 55101-1806

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October 7, 2019

Mnsf T2 Spe Llc
6836 Morrison Blvd Ste 320
Charlotte NC 28211-2612

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 1798 NEBRASKA AVE E
Ref. # 122060

Dear Property Representative:

Your building was determined to be a registered vacant building on October 4, 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. 1st & 2nd Floor - Stairways - SPLC 34.10 (3), 34.34(2) - Repair or replace the damaged handrail in an approved manner. -Handrail is loose, broken from tuck point.
2. Basement - Clearance to water heater - MSFC 603.5.3 - Provide clearance around all mechanical equipment. -There was a cardboard box leaning up against the water heater.
3. Basement - Hallway - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped. -Electrical light globe is missing.
4. Exterior - Multiple Locations - SPLC 34.09 (4), 34.33 (3) -Provide or repair and maintain the window screen. -Window screen is ripped off and torn.
5. Exterior - Roof - SPLC 34.09 (2), 34.33 (1) - Provide and maintained the roof weather tight and free from defects. -Loose and missing shingles on the back side of the house.
6. First floor - Bathroom - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. -Peeling paint, discoloration, and incomplete wall repair in the first floor bathroom.

7. First floor - Bathroom - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner. -Peeling paint, and discoloration on the bathroom ceiling.
8. First floor - Kitchen - SPLC 34.10 (6), 34.34 (5) - Exterminate and control insects, rodents or other pests. Provide documentation of extermination. -There was mouse droppings in the kitchen.
9. First floor - Kitchen - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner. -The flooring was ripped in front of the refrigerator.
10. First floor - West bedroom - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring. -There was an extension cord powering multiple household items inside the bedroom.
11. Garage - Service door - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring. -There were two extension cords leading out of the garage service door.
12. Rear entrance - Screen door - SPLC 34.33 (3) - Repair and maintain the door in good condition. -The handle for the rear entry screen door is broken.
13. Second floor - East bedroom - SPLC 34.23, MSFC 110.1 - This occupancy is condemned as unsafe or dangerous. This occupancy must not be used until re-inspected and approved by this office. -The bedroom was condemned due to lack of properly sized egress window.
14. Second floor - East bedroom - 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.-The measurement of the openable area of the window was 12" high by 26 1/2" wide.
15. Second floor - Hallway - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. -There is a hole in the wall from the east room door handle.
16. Second floor - West bedroom - SPLC 34.12 (2), SPLC 34.36 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition to properly and safely perform their intended function in accordance with the provisions of the applicable code. -Missing hard wired smoke alarm inside the bedroom.
17. Second floor - West bedroom - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. -Hole in wall behind door.
18. SPLC Sec. 40.06. 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: If the owner, in a material matter, fails to comply with the regulations in section 40.09 of this chapter; or in situations where the fire code official after a good faith effort cannot identify an owner or interested party.-Property has been revoked due to failure to provide access and failure to comply with orders over the extended period of time by the property owner or responsible party.

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: george.niemeyer@ci.stpaul.mn.us or call me at 651-266-8991 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

George Niemeyer
Fire Safety Inspector

Ref. # 122060