



CITY OF SAINT PAUL

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April 24, 2020

WITS PROPERTY MANAGEMENT
1330 LAGOON AVE SUITE 400
MINNEAPOLIS MN 55408USA

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 870 COOK AVE E
Ref. # 16923

Dear Property Representative:

Your building was inspected on April 24, 2020, 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 5, 2020 at 9:30A.M. 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 - 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.-There is a section of the soffit and fascia that is open and damaged.
2. Exterior - Key Box - MSFC 506.2 - Install a fire department key box near the main entry at 7 feet high-
3. Exterior - Stairs & Walkway - SPLC 34.08 (10) - Repair, replace and maintain exterior sidewalks, walkways and stairs.-The stairs to the basement are chipped, cracked and damaged. There is also a section of the retaining wall that has a piece of the block broken off. The pavers on the side of the house are in disrepair and has sunken into the ground.
4. Exterior - Windows - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition.-There is a window on the East side of the house that has a broken window. There are windows that have chipping and peeling paint on the sides.

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5. Interior - Basement - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.-There are junction boxes in the basement that is missing the covers.
6. Interior - Basement - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner.-One hour. There is an opening in the ceiling above the electrical panels. Properly seal the openings with approved fire rated material.
7. 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 no longer maintained and is no longer properly connected and a section of the duct is damaged. The duct is not properly supported. Contact a licensed contractor to properly repair the duct.
8. Unit 4 - 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.-
9. Unit 1 - Kitchen - SPLC 34.10 (7) - Repair and maintain the cabinets in an approved manner.-The base of the kitchen cabinet is water damaged and has mildew or mold developing on the surface.
10. Unit 2 - Ceilings - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner.-There are some cracks and damages on the bathroom and kitchen ceiling. Properly finish the repair to the kitchen ceiling.
11. Unit 2 - Front Bedroom - MSFC 1030.3 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exit path..-The television is partially blocking the bedroom window.
12. Unit 2 - Walls - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner.-The panel or piece of wall underneath the kitchen sink has come off and there is now an opening underneath. Properly finish the repair to the wall behind the back bedroom wall.
13. Unit 2 - Window - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition.-The window in the back bedroom does not stay up and slides down.
14. Unit 3 - CO Alarm - 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 alarm is missing.
15. Unit 3 - 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 on the far-left does not work properly and makes a buzzing sound when tested.

16. Unit 3 - Window - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition.-The glass for the bathroom window is broken.

17. Unit 4 - Bathroom - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner.-The wall around the bathroom light switch is damaged and is sunken in.

18. Unit 4 - Both Bedrooms - 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 back bedroom has been condemned because the bedroom egress window does not stay and comes out of the frame when raised creating a safety hazard to the person opening the window.

The front bedroom has been condemned because the headboard is completely blocking the bedroom egress window.

Discontinue sleeping in the bedrooms until the life-safety hazards have been resolved.

19. Unit 4 - Entry Door - MSFC 703.1 - Provide, repair or replace the fire rated door and assembly. The minimum rating must be:-20 minutes. The entry door is in disrepair with cracked and damaged frame and trim, the door does not self-close and the door does not fit properly within its frame leaving gaps and openings around the door. The door must be replace.

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: james.thomas@ci.stpaul.mn.us or call me at 651-266-8983 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

James Thomas
Fire Safety Inspector

Ref. # 16923