



CITY OF SAINT PAUL

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December 6, 2019

Daniel Ward  
1769 Lexington Ave N Ste 460  
Roseville MN, 55113USA

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

RE: 2034 REANEY AVE  
Ref. # 123417

Dear Property Representative:

Your building was inspected on December 6, 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. **Since you have not complied with the 11/19/19 recommendation of the Legislative Hearing Officer, the building is to be vacated by February 1, 2020 with a reinspection will be made on February 3, 2020 at 1:00 pm to verify that the property has been 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. Alley garage - 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. -Vehicle door missing panel.
2. Bedrooms and hallway. - 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. -Smoke detectors have no batteries.
3. EXTERIOR - BACK STAIRWAY - 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. -Retaining walls have cracks on the alley side by stairway to garage.

4. EXTERIOR - BACK STAIRWAY - SPLC 34.09 (3) 34.33 (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. -Handrail is missing on the stairway by the garage.
5. EXTERIOR - THROUHGOUT - 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. -Front concrete steps have cracks and there are holes underneath the steps. Update 12-6-19 inspection: There was evidence that there were repairs attempted, but the repairs were not complete. Holes and cracks still visible on the front cement stairs.
6. Entry stairs to rear of building - 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.
7. Garage - Roof - SPLC 34.09 (2), 34.33 (1) - Provide and maintained the roof weather tight and free from defects. -Update 12-6-19 inspection: There are damaged shingles on the garage roof.
8. INTERIOR - BASEMENT - NEC 408.4 Circuit Directory - Every electrical circuit shall be legibly identified as to its clear, evident, and specific purpose or use.
9. INTERIOR - BASEMENT - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner. -Multiple holes in ceiling throughout the basement.
10. INTERIOR - BASEMENT - 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. -Drain piping is not connected, possibly has a slow leak because of it.
11. INTERIOR - BASEMENT STAIRWAY - SPLC 34.10 (3) 34.34(2) - Provide an approved guardrail. Intermediate balustrade must not be more than 6 inches apart. Intermediate rails must be provided if the height of the platform is more than 30 inches.
12. INTERIOR - FIREPLACE - MSFC 603.6 - Have the chimneys, fireplaces, and vents inspected for soundness, freedom from deposits, and correct clearances. Cleaning, maintenance, and repairs shall be done if indicated by the inspection.
13. INTERIOR - THROUGHOUT - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.-Throughout the basement and under kitchen sink.
14. INTERIOR - THROUGHOUT - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.-BASEMENT: Outlet is not secured to the wall. MAIN LEVEL: Dining room light fixture is missing.
15. INTERIOR - THROUGHOUT - SPLC 34.10 (7), 34.17 (5) - Repair or replace and maintain the woodwork in an approved manner.-Baseboard is missing in the basement, living room, kitchen/dining room, north bedroom & south bedroom. West bedroom access panel in closet is missing.

16. INTERIOR - THROUGHOUT - MMC 2103 - All equipment, appurtenances, devices, and piping must be installed in a workmanlike manner.-Vent covers are missing in the dining room, south bedroom and basement.

17. Rear of house - New stairs - 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 the installation of the new stairs and landing in the rear of the house. Update 12-6-19 inspection: There is an open building permit for the installation of the new stairs and landing on the rear of the house. Have the permit inspected and approved by the building inspector.

18. South bedroom - MN Stat 299F.18 - Immediately remove and discontinue excessive accumulation of combustible materials.

19. -Revocation is due to long term non-compliance with the Fire Certificate of Occupancy Orders.

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](mailto: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. # 123417