



CITY OF SAINT PAUL

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St Paul, Minnesota 55101-1806

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May 28, 2021

Bph 1 Llc
55 W 39th St Rm 806
New York NY 10018-0548

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 980 CONWAY ST
Ref. # 107745

Dear Property Representative:

AN ATTEMPT WAS MADE TO REINSPECT YOUR ON MAY 28, 2021 AT 11:00A.M. AND BECAUSE OF NON COMPLIANCE THE building was determined to be a registered vacant building on May 28, 2021. Since certificates are for the occupancy of buildings, it has become necessary to revoke the Certificate of Occupancy. PRPO[ERTY TO BE IN COMPLIANCE OR VACATED JUNE 10 , AT 3:00p.m.

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. Downstairs Unit - SPLC 34.10 (4), 34.34 (3) - Provide a bathroom floor impervious to water. Caulk the base of the toilet-
2. Downstairs Unit - MN Stat 299F.18 - Immediately remove and discontinue excessive accumulation of combustible materials.-Reduce 75%
3. Downstairs Unit - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped.-
4. Downstairs Unit - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner.-

5. Upstairs - SPLC 34.11 (6) - Provide and maintain a minimum of 68 degrees F in all habitable rooms at all times.-Provide the upstairs unit with control of there heat. Contract and contractor and have code compliant controls installed to regulate the heat.
6. Upstairs Unit - Rear exit door - MSFC 1008.1.9.3 - The maximum number of locks on unit doors is two. Remove all locks in excess of two.-
7. Upstairs Unit - MN Stat 299F.18 - Immediately remove and discontinue excessive accumulation of combustible materials.-Remove charcoal from unit
8. Upstairs Unit - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped.-
9. Upstairs Unit - 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 toilet. This work may require a permit(s). Call LIEP at (651) 266-9090. Secure toilet to floor.
10. SPLC 39.02(c) - Complete and sign the smoke detector affidavit and return it to this office.
11. 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.-
12. SPLC 34.09 (2), 34.33 (1) - Provide and maintained the roof weather tight and free from defects.-
13. SPLC 163.03, 163.01 (2), (3) - Currently license (tags) all vehicles on the property and return the vehicles to an operative mechanical condition or remove vehicles from the property.-

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. # 107745