



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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August 29, 2012

Anton Nguyen
Po Box 4704
Saint Paul MN 55104-0704

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 318 EDMUND AVE

Dear Property Representative:

Your building was inspected on August 29, 2012, 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 October 1, 2012 at 11:00 AM or the property vacated by 9/30/2012.

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. 1st Floor - Bathroom - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the walls in an approved manner. -Repair caulking. -Repair the damaged walls.
2. 1st Floor - Bathroom - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-9090.
-Repair the non-working GFI outlet.
3. 1st Floor - Hall - SPLC 34.12 (2), 34.35 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition.
-Replace the battery in the smoke alarm that is chirping due to a missing or low battery.
4. 1st Floor - Middle Bedroom - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window sash.
-Repair damaged and missing sash cords or provide an approved means for openable windows to remain open.

5. 1st Floor - North Bedroom - MSFC1026.1 - Provide and maintain an approved escape window from each sleeping room. This work may require permit(s). Call DSI at (651) - 266-9090.
-This room does not have an approved egress window. One of the windows opens into an enclosed porch and the other unapproved window does not open.
-**Immediately** discontinue using this room as a sleeping room or provide an approved egress window under permit.
6. 1st Floor - South Bedroom - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-9090.
-Repair the improperly installed outlet.
7. 1st Floor - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door in good condition.
-Repair damaged doors, replace missing door knob.
8. 2nd Floor - Bedroom - MSFC1026.1 - Provide and maintain an approved escape window from each sleeping room.
-The egress window crank hardware is broken and the window cannot be opened.
-**Immediately repair the damaged window.**
9. 2nd Floor - South Room - MSFC 605.1 - Repair or replace damaged electrical appliance wiring. This work may require a permit(s). Call DSI at (651) 266-9090.
-The window air conditioner has a damaged three prong plug and cannot be used safely.
-Repair the cord in an approved manner or discontinue use of the air conditioner.
10. 2nd Floor - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-9090.
-Contact a licensed contractor to repair all non-grounded and loose three prong outlets.
11. Basement - Bathroom - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.
12. Basement - Boiler - SPC 4715.2110 - Service the backflow preventer. Contact a licensed contractor to provide the required service of the backflow preventer.
13. Basement - Boiler - MFGC 406.5.2 - Immediately repair or replace the leaking fuel equipment valve. This work may require a permit(s). Call DSI at (651) 266-8989.
14. Basement - North - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-9090.-Repair damaged light fixture.
15. Basement - North - MSFC 605.1 - Remove unapproved exposed wiring and install in accordance with the electrical code. This work may require a permit(s). Call DSI at (651) 266-9090. -Repair the damaged and unsupported conduit that has wire going through it near the ceiling.
16. Basement - Throughout - SPLC 34.11 (4), 34.34 (1), MPC 4515, MPC 326 - Connect or cap all sewer piping in accordance with the plumbing code. This work **will** require a permit. Contact DSI at 651-266-8989. -There is open sewer piping and unvented drains.

17. Basement - SPLC 34.10 (6), 34.33 (5) - Exterminate and control insects, rodents or other pests. *Provide documentation of extermination.*
-Contact a licensed exterminator to treat for rats.
18. Basement - MSFC 605.1 -Provide and attach a grounding jumper around the water meter.
19. Basement - UMC 1002 - Repair, replace or install duct work in compliance with the mechanical code. -Properly cap unused dryer vents.
20. Exterior - Rear - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window frame.
21. Exterior - Rear - SPLC 71.01 - The address posted is not visible from street. (HN-1)
-Provide reflective numbers or background or illuminate at night.
22. Exterior - SPLC 34.09 (3), 34.32 (3) - Provide or repair and maintain the window screens.
23. Exterior - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window glass.
24. Exterior - SPLC 34.09 (1) b,c, 34.32 (1) b,c - 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. -Paint where paint is chipped or peeling.
25. Exterior - SPLC 34.08 (2) - Provide and maintain the property grade to slope away from the building to minimize the accumulation of water near the building. This work may require a permit(s). Call DSI at (651) 266-9090.
26. Exterior - SPLC 45.03 (6) - Cut and maintain the grass/weeds less than 8 inches tall.
27. Exterior - SPLC 34.08 (1), 34.31 (1) - All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces. -Also remove the couch from the front yard and the mattresses from the rear deck.
28. Garage - SPLC 34.08 (5), 34.31 (3) - Repair, replace and maintain all exterior surfaces on fences, sheds, garages and other accessory structures free from holes and deterioration. Provide and maintain exterior unprotected surfaces painted or protected from the elements. -Repair the damaged siding.
29. Interior - Throughout - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.
30. Interior - 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.
31. Kitchen - Sink - SPLC 34.11 (4), 34.34 (1), MPC 4515, MPC 326 - Connect or cap the sewer piping in accordance with the plumbing code. This work **will** require a permit. Contact DSI at 651-266-8989. -Properly vent the sink drain.

32. Kitchen - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-9090.
-Repair the improperly working GFI outlet.
33. Kitchen - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the cabinets in an approved manner.
34. Kitchen - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the floor in an approved manner.-Repair or replace the damaged floor coverings.
35. Living Room - Hall - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-9090.
-Repair the damaged and non-grounded three prong outlet.
36. Living Room - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-9090. -Repair loose outlets.
37. Living Room - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.
38. SPLC 34.11 (6), 34.34 (3) - Provide service of heating facility by a licensed contractor which must include a carbon monoxide test. Submit an approved completed copy of the Saint Paul Fire Marshal's Existing Fuel Burning Equipment Safety Test Report to this office.
39. SPLC 39.02(c) - Complete and sign the smoke detector affidavit and return it to this office.

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: (651-266-8688) and must be filed within 10 days of the date of this order.

If you have any questions, email me at: william.beumer@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,

William Beumer
Fire Inspector

Ref. # 101633