



CITY OF SAINT PAUL

375 Jackson Street, Suite 220  
St Paul, Minnesota 55101-1806

Telephone: 651-266-8989  
Facsimile: 651-266-9124  
Web: [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

September 14, 2021

APOGEE PROPERTIES LLC  
2309 WESTCLIFFE DRIVE  
BURNSVILLE MN 55306-6977USA

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

RE: 58 LAWSON AVE W  
Ref. # 111907

Dear Property Representative:

Your building was determined to be a registered vacant building on September 14, 2021. Since certificates are for the occupancy of buildings, it has become necessary to revoke the Certificate of Occupancy.

**Per LHO, a re-inspection will be made on September 20 ,2021 at 9:00 AM.**

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. Interior - Bathroom - 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. -Upstairs bathroom, the black pipe under the bathroom sink was done in an unprofessional manner. Replace the drain pipes. Contact a licensed plumber to properly install the drain pipe.  
NEW - May 3, 2021 - Upstairs bathroom - The glass shower walls are damaged, is not properly installed and not water-tight.
2. Interior - Documentation - 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) 266-8989.-Provide documentation for the electrical work performed on the light fixture, exposed wires and damaged outlet.
3. Interior - Walls - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner.-Throughout the house, there are different walls, including the bathroom and under the sinks, that have unfinished repairs, large holes and openings, sections that are cracked and damaged.

4. Interior - Windows - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition. -The window in the back-upstairs bedroom is not being maintained. The window does not stay and slides down, there are gaps underneath the window when in the close position, is not weather tight. The window is missing the latch.  
Upstairs Bathroom - The upstairs bathroom window has not been repaired and cannot stay open on its own. According to the tenant, there are parts missing for this window.
5. SPLC 40.06. - Suspension, revocation and denial. (a) Grounds for revocation. 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: (3) If it is found upon inspection of the fire code official that the building or occupancy is in violation of provisions of this or other applicable safety codes, ordinances, rules and regulations;  
-The Fire Certificate of Occupancy has been revoked due to long term non-compliance and failure to comply with the City Council's resolution.
6. MSBC Chapter 1300.0120 Permits. Subpart 1. Required. An 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 gas, mechanical, electrical, plumbing system, or other equipment, the installation of which is regulated by the code; or cause any such work to be done, shall first make application to the building official and obtain the required permit.-A Building permit is required for the installation of the new door and door frames.

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: [Efrayn.Franquiz@ci.stpaul.mn.us](mailto:Efrayn.Franquiz@ci.stpaul.mn.us) or call me at 651-266-8955 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Efrayn Franquiz  
Fire Safety Inspector

Ref. # 111907