

**Date:** September 06, 2024  
**File #:** 18 - 022443  
**Folder Name:** 89 ATWATER ST  
**PIN:** 302922320226





**Date:** September 06, 2024  
**File #:** 18 - 022443  
**Folder Name:** 89 ATWATER ST  
**PIN:** 302922320226



**Date:** September 06, 2024  
**File #:** 18 - 022443  
**Folder Name:** 89 ATWATER ST  
**PIN:** 302922320226





**Date:** September 06, 2024  
**File #:** 18 - 022443  
**Folder Name:** 89 ATWATER ST  
**PIN:** 302922320226





**Date:** September 06, 2024  
**File #:** 18 - 022443  
**Folder Name:** 89 ATWATER ST  
**PIN:** 302922320226





September 6, 2024  
Chelsea Ruane  
L & M Property Management  
800 RICE ST  
ST PAUL MN 55117

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

RE: 89 ATWATER ST  
Ref. # 105461

Dear Property Representative:

Your building was inspected on August 20, 2024, 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 September 6, 2024, at 01:00 pm 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 - Front Porch - SPLC 34.09 (1)(2)(a), 34.33 (1)(b) - 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. -Wall posts have holes in the top allowing access to birds that are nesting in the posts - trim boards are showing signs of water damage, and have chipped and peeling paint - gap between soffit trim and roof angles open and allowing access to animals
2. Unit A - Throughout - MSFC 604.1 - Repair or replace damaged electrical appliance wiring. This work may require a permit(s). Call DSI at (651) 266-8989.-Multiple outlets have been painted over - replace outlets.



3. Unit A - Throughout - NEC 406.4(D)(3) - GFCI outlets shall be provided where replacements are made at outlets that are required to be so protected elsewhere in this Code. -GFCI outlets in the kitchen and bathroom have been painted over - replace outlets
4. Unit A - Throughout - MN Stat. 299F.362, MSFC 1103.8 - Single- and multiple-station smoke alarms shall be replaced when: 1. They fail to respond to operability tests. 2.They exceed ten years from the date of manufacture. Smoke alarms shall be replaced with smoke alarms having the same type of power supply. -Multiple smoke and/or combination smoke/carbon monoxide alarms over 10 years old - hard-wired alarm was not replaced with alarm of the same power source, a battery-operated alarm was installed next to it in the back bedroom
5. SPLC 39.02(c) - Complete and sign the smoke alarm affidavit and return it to this office.
6. SPLC 34.09 (2)(b), 34.33 (1)(d) - Provide and maintained the roof weather tight and free from defects. -Chipped, cracked, and peeling paint on roof trim and soffit boards
7. 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. -Overhead garage doors are dented - trim around overhead doors is not securely attached - wall and siding pulling away from door frames in center abutment between overhead doors
8. SPLC 34.10 (6), 34.34 (5) - Every owner of a structure shall be responsible for the control and/or elimination of insects, rodents, or other pests wherever infestation exists. -Mouse droppings observed in the property
9. SPLC Sec. 40.06. - Suspension, revocation, and denial; (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-Revoked for but not limited to failure to allow access to complete the Fire Certificate of Occupancy inspections on May 20, 2024, June 13, 2024, and August 2, 2024 - failure to complete corrections from inspection on June 26, 2024.
10. SPLC 34.19 - Provide access to the inspector to all areas of the building. -Allow access to complete the Fire Certificate of Occupancy inspection

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: [Daryl.Chute@ci.stpaul.mn.us](mailto:Daryl.Chute@ci.stpaul.mn.us) or call me at 651-266-9129 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Daryl Chute  
Fire Safety Inspector II

Ref. # 105461





September 9, 2024  
Chelsea Ruane  
L & M Property Management  
800 RICE ST  
ST PAUL MN 55117

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

RE: 89 ATWATER ST  
Ref. # 105461

Dear Property Representative:

Your building was inspected on September 6, 2024, 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, 2024, at 09:30 am 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 - Front Porch - SPLC 34.09 (1)(2)(a), 34.33 (1)(b) - 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. -Wall posts have holes in the top allowing access to birds that are nesting in the posts - trim boards are showing signs of water damage, and have chipped and peeling paint - gap between soffit trim and roof angles open and allowing access to animals
2. SPLC 34.09 (2)(b), 34.33 (1)(d) - Provide and maintained the roof weather tight and free from defects. -Chipped, cracked, and peeling paint on roof trim and soffit boards

3. 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. -Overhead garage doors are dented - trim around overhead doors is not securely attached - wall and siding pulling away from door frames in center abutment between overhead doors
4. SPLC 34.10 (6), 34.34 (5) - Every owner of a structure shall be responsible for the control and/or elimination of insects, rodents, or other pests wherever infestation exists. -Mouse droppings observed in the property
5. SPLC Sec. 40.06. - Suspension, revocation, and denial; (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-Revoked for but not limited to failure to allow access to complete the Fire Certificate of Occupancy inspections on May 20, 2024, June 13, 2024, and August 2, 2024 - failure to complete corrections from inspection on June 26, 2024.

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: [Daryl.Chute@ci.stpaul.mn.us](mailto:Daryl.Chute@ci.stpaul.mn.us) or call me at 651-266-9129 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Daryl Chute  
Fire Safety Inspector II

Ref. # 105461



**Date:** October 01, 2024  
**File #:** 18 - 022443  
**Folder Name:** 89 ATWATER ST  
**PIN:** 302922320226



**Date:** October 01, 2024  
**File #:** 18 - 022443  
**Folder Name:** 89 ATWATER ST  
**PIN:** 302922320226





**Date:** October 01, 2024  
**File #:** 18 - 022443  
**Folder Name:** 89 ATWATER ST  
**PIN:** 302922320226



**Date:** October 01, 2024  
**File #:** 18 - 022443  
**Folder Name:** 89 ATWATER ST  
**PIN:** 302922320226





**Date:** October 01, 2024  
**File #:** 18 - 022443  
**Folder Name:** 89 ATWATER ST  
**PIN:** 302922320226





**Date:** October 01, 2024  
**File #:** 18 - 022443  
**Folder Name:** 89 ATWATER ST  
**PIN:** 302922320226



**Date:** October 01, 2024  
**File #:** 18 - 022443  
**Folder Name:** 89 ATWATER ST  
**PIN:** 302922320226





**Date:** October 01, 2024  
**File #:** 18 - 022443  
**Folder Name:** 89 ATWATER ST  
**PIN:** 302922320226







# Fire Certificate of Occupancy

**CITY OF SAINT PAUL**  
Department of Safety and Inspections  
375 Jackson Street, Suite 220  
Saint Paul, MN 55101-1806  
PHONE: (651) 266-8989  
FAX: (651) 266-9124  
An Equal Opportunity Employer

**\*\* FINAL NOTICE \*\***

Check this box if making any name or mailing address corrections.

CHELSEA RUANE L & M PROPERTY MANAGEMENT  
800 RICE ST  
ST PAUL MN 55117

Bill Date: November 4, 2024

Customer #: 1898556

Amount Due: \$789.00

Due Date: November 19, 2024

**\*\* You were sent a Fire Inspection Fee Invoice and payment has not been received. \*\***  
Payment must be received in this office no later than November 19, 2024 or the fee invoice plus administrative costs will be submitted for assessment to your property tax.

**Property Address:**  
89 ATWATER ST

**Ref.# 105461**  
**Folder RSN: 4574693**

Date	Type of Fee	Bill #	Amount
June 13, 2024	CO Residential 1 & 2 Units Initial Fee	1904549	\$280.00
June 13, 2024	CO Residential 1&2 Units No Entry Penalty Fee	1904549	\$89.00
August 20, 2024	CO Residential 1&2 Unit Reinspection Fee	1904549	\$140.00
September 9, 2024	CO Residential 1&2 Unit Reinspection Fee	1904549	\$140.00
October 2, 2024	CO Residential 1&2 Unit Reinspection Fee	1904549	\$140.00

**PAY THIS AMOUNT: \$789.00**

You can pay this invoice online by going to **online.stpaul.gov** and selecting the **'Make a Payment'** option. You will need your customer number and bill number to process a payment - both can be

Mail to: Billing  
 Saint Paul Fire Inspection  
 375 Jackson Street, Suite 220  
 St. Paul, MN 55101-1806

Make Checks Payable to: City of St. Paul  
 \*\* Return this document with payment \*\*



Signature of Cardholder (required for all charges): \_\_\_\_\_

IF PAYING BY CREDIT CARD PLEASE COMPLETE THE FOLLOWING INFORMATION: Pay this Amount: \$789.00

Customer #: 1898556

Ref. #: 105461

Folder RSN : 4574693

<input type="checkbox"/> Amex <input type="checkbox"/> MasterCard <input type="checkbox"/> Discover <input type="checkbox"/> Visa		 	Expiration Date: Month / Year					
Security Code								
Enter Account Number								

**Beginning April 3, 2021, a 2.49% convenience fee will be charged for all credit card transactions and will appear as a separate transaction on your card statement. This fee is charged by the service provider the Department of Safety and Inspections uses to handle credit card transactions. The City will not receive any of the convenience fees. To avoid convenience fees, you may pay your invoice by electronic check using the "Pay My Bill" option. Check, credit card and cash payments will still be accepted at 375 Jackson St., #220.**



**Fire Certificate of Occupancy  
Fee Invoice**

**CITY OF SAINT PAUL**  
Department of Safety and Inspections  
375 Jackson Street, Suite 220  
Saint Paul, MN 55101-1806  
PHONE: (651) 266- 8989  
FAX: (651) 266- 9124  
An Equal Opportunity Employer

Check this box if making any name or mailing address corrections.

CHELSEA RUANE L & M PROPERTY MANAGEMENT  
800 RICE ST  
ST PAUL MN 55117

Bill Date: October 4, 2024  
Amount Due: \$789.00  
Due Date: November 4, 2024  
Customer #: 1898556

**\*\* Late fees will be charged if not paid by due date \*\***

**Property Address:**  
89 ATWATER ST

**Ref.# 105461**  
**Folder RSN: 4574693**

<b>Date</b>	<b>Type of Fee</b>	<b>Bill #</b>	<b>Amount</b>
June 13, 2024	CO Residential 1 & 2 Units Initial Fee	1904549	\$280.00
June 13, 2024	CO Residential 1&2 Units No Entry Penalty Fee	1904549	\$89.00
August 20, 2024	CO Residential 1&2 Unit Reinspection Fee	1904549	\$140.00
September 9, 2024	CO Residential 1&2 Unit Reinspection Fee	1904549	\$140.00
October 2, 2024	CO Residential 1&2 Unit Reinspection Fee	1904549	\$140.00

**PAY THIS AMOUNT: \$789.00**



You can pay this invoice online by going to **online.stpaul.gov** and selecting the 'Make a Payment' option. You will need your customer number and bill number to process a payment - both can be found on this invoice.

Mail to: Billing  
 Department of Safety and Inspections  
 375 Jackson Street, Suite 220  
 Saint Paul, MN 55101-1806

Make Checks Payable to: City of St. Paul  
 \*\* Return this document with payment \*\*



Signature of Cardholder (required for all charges): \_\_\_\_\_

IF PAYING BY CREDIT CARD PLEASE COMPLETE THE FOLLOWING INFORMATION: Pay this Amount: \$789.00

Customer #: 1898556

Ref. #: 105461

Folder RSN : 4574693

<input type="checkbox"/> Amex <input type="checkbox"/> MasterCard <input type="checkbox"/> Discover <input type="checkbox"/> Visa	 	Expiration Date: Month / Year																	
										Security Code									
Enter Account Number																			

**Beginning April 3, 2021, a 2.49% convenience fee will be charged for all credit card transactions and will appear as a separate transaction on your card statement. This fee is charged by the service provider the Department of Safety and Inspections uses to handle credit card transactions. The City will not receive any of the convenience fees. To avoid convenience fees, you may pay your invoice by electronic check using the "Pay My Bill " option. Check, credit card and cash payments will still be accepted at 375 Jackson St., #220.**

89 Atwater St

05/20/2024 - Received email from RP requesting reschedule - other office employee is out sick and does not want to leave office unattended if they can avoid it - rescheduled as requested – DJC

05/28/2024 - Rescheduled by inspector due to emergency at another property – DJC

06/13/2024 - No entry fee

06/28/2024 – Correction orders

08/05/2024 - Hung placard due to long term non compliance and issued access orders after no entry on 08/02/2024 - and no call back from RP – DJC

08/20/2024 - Arrived at property - RP maintenance representative is present - allowed access - performed inspection - correction items noted - RP indicates that they have reached out to a contractor regarding exterior repairs and painting - advised that I would need a copy of the contract with dates and times for completion of items – DJC

09/06/2024 - While on an RI for different property, RP requested extension until the end of the week to complete interior corrections - Per DV extension until today is approved – DJC

09/06/2024 - Arrived at property, RP maintenance is present and allowed access - all interior items corrected - exterior items remain - signed contract on file that states completion by 10/01/2024 - set RI for 10/01/20 – DJC

10/01/2024 - PO met me at the property for RI – DJC



May 20, 2024

Chelsea Ruane  
L & M Property Management  
800 Rice St  
St Paul Mn 55117

## **Fire Safety Inspection Appointment**

### **\*\*\*Rescheduled – Note New Date & Time\*\*\***

Dear Property Owner:

We have scheduled an inspection of your property. The details of the inspection are listed below:

<b>Address:</b>	89 Atwater St	<b>Units:</b>	2
<b>Date:</b>	May 23, 2024	<b>Time:</b>	12:30 pm
<b>Inspector:</b>	Daryl Chute	<b>Phone:</b>	651-266-9129
		<b>Email:</b>	Daryl.Chute@ci.stpaul.mn.us

### **Action Required By You**

You or someone representing you must report to the front of the building to accompany the inspector throughout the building, including each rental unit, where applicable. Please have keys available to all units and common areas. The owner of a building is responsible for notifying the tenants that an inspection will be done at least 24 hours before the inspection.

If you no longer own or manage this building, contact Daryl Chute at 651-266-9129 immediately.

### **Additional Action Required For Housing**

You must complete a **Smoke and Carbon Monoxide Detector Affidavit** prior to the inspection.

The success of your initial inspection determines what happens next in the inspection cycle. Routine self-inspections before our visit can help you obtain the best grade possible.

### **About the Inspection**

Forms, fee schedules, a pre-inspection checklist and other inspection handouts and information are available on our website at: <http://www.stpaul.gov/cofo>. Thank you for your co-operation.

Saint Paul Legislative Code authorizes this inspection and the collection of inspection fees. It is a criminal misdemeanor violation to not appear for this appointment without rescheduling with the inspector. In addition, a No Entry fee may be assessed to your Renewal fee if you need to re-schedule the appointment but fail to notify the inspector in writing by 8:00 a.m. on the date of the inspection.





May 28, 2024

Chelsea Ruane  
L & M Property Management  
800 Rice St  
St Paul Mn 55117

## **Fire Safety Inspection Appointment**

### **\*\*\*Rescheduled – Note New Date & Time\*\*\***

Dear Property Owner:

We have scheduled an inspection of your property. The details of the inspection are listed below:

<b>Address:</b>	89 Atwater St	<b>Units:</b>	2
<b>Date:</b>	June 13, 2024	<b>Time:</b>	10:30 am
<b>Inspector:</b>	Daryl Chute	<b>Phone:</b>	651-266-9129
		<b>Email:</b>	Daryl.Chute@ci.stpaul.mn.us

### **Action Required By You**

You or someone representing you must report to the front of the building to accompany the inspector throughout the building, including each rental unit, where applicable. Please have keys available to all units and common areas. The owner of a building is responsible for notifying the tenants that an inspection will be done at least 24 hours before the inspection.

If you no longer own or manage this building, contact Daryl Chute at 651-266-9129 immediately.

### **Additional Action Required For Housing**

You must complete a **Smoke and Carbon Monoxide Detector Affidavit** prior to the inspection.

The success of your initial inspection determines what happens next in the inspection cycle. Routine self-inspections before our visit can help you obtain the best grade possible.

### **About the Inspection**

Forms, fee schedules, a pre-inspection checklist and other inspection handouts and information are available on our website at: <http://www.stpaul.gov/cofo>. Thank you for your co-operation.

Saint Paul Legislative Code authorizes this inspection and the collection of inspection fees. It is a criminal misdemeanor violation to not appear for this appointment without rescheduling with the inspector. In addition, a No Entry fee may be assessed to your Renewal fee if you need to re-schedule the appointment but fail to notify the inspector in writing by 8:00 a.m. on the date of the inspection.



April 30, 2024

Chelsea Ruane  
L & M Property Management  
800 Rice St  
St Paul Mn 55117

## **Fire Safety Inspection Appointment**

Dear Property Owner:

We have scheduled an inspection of your property. The details of the inspection are listed below:

<b>Address:</b>	89 Atwater St	<b>Units:</b>	2
<b>Date:</b>	May 20, 2024	<b>Time:</b>	11:00 am
<b>Inspector:</b>	Daryl Chute	<b>Phone:</b>	651-266-9129
		<b>Email:</b>	Daryl.Chute@ci.stpaul.mn.us

### **Action Required By You**

You or someone representing you must report to the front of the building to accompany the inspector throughout the building, including each rental unit, where applicable. Please have keys available to all units and common areas. The owner of a building is responsible for notifying the tenants that an inspection will be done at least 24 hours before the inspection.

If you no longer own or manage this building, contact Daryl Chute at 651-266-9129 immediately.

### **Additional Action Required For Housing**

You must complete a **Smoke and Carbon Monoxide Detector Affidavit** prior to the inspection.

The success of your initial inspection determines what happens next in the inspection cycle. Routine self-inspections before our visit can help you obtain the best grade possible.

### **About the Inspection**

Forms, fee schedules, a pre-inspection checklist and other inspection handouts and information are available on our website at: <http://www.stpaul.gov/cofo>. Thank you for your co-operation.

Saint Paul Legislative Code authorizes this inspection and the collection of inspection fees. It is a criminal misdemeanor violation to not appear for this appointment without rescheduling with the inspector. In addition, a No Entry fee may be assessed to your Renewal fee if you need to re-schedule the appointment but fail to notify the inspector in writing by 8:00 a.m. on the date of the inspection.

**Date:** June 26, 2024  
**File #:** 18 - 022443  
**Folder Name:** 89 ATWATER ST  
**PIN:** 302922320226





**Date:** June 26, 2024  
**File #:** 18 - 022443  
**Folder Name:** 89 ATWATER ST  
**PIN:** 302922320226





**Date:** June 26, 2024  
**File #:** 18 - 022443  
**Folder Name:** 89 ATWATER ST  
**PIN:** 302922320226



**Date:** June 26, 2024  
**File #:** 18 - 022443  
**Folder Name:** 89 ATWATER ST  
**PIN:** 302922320226





**Date:** June 26, 2024  
**File #:** 18 - 022443  
**Folder Name:** 89 ATWATER ST  
**PIN:** 302922320226





**Date:** June 26, 2024  
**File #:** 18 - 022443  
**Folder Name:** 89 ATWATER ST  
**PIN:** 302922320226



**Date:** June 26, 2024  
**File #:** 18 - 022443  
**Folder Name:** 89 ATWATER ST  
**PIN:** 302922320226





**Date:** June 26, 2024  
**File #:** 18 - 022443  
**Folder Name:** 89 ATWATER ST  
**PIN:** 302922320226





**Date:** June 26, 2024  
**File #:** 18 - 022443  
**Folder Name:** 89 ATWATER ST  
**PIN:** 302922320226



**Date:** June 26, 2024  
**File #:** 18 - 022443  
**Folder Name:** 89 ATWATER ST  
**PIN:** 302922320226



**Date:** June 26, 2024  
**File #:** 18 - 022443  
**Folder Name:** 89 ATWATER ST  
**PIN:** 302922320226





**Date:** June 26, 2024  
**File #:** 18 - 022443  
**Folder Name:** 89 ATWATER ST  
**PIN:** 302922320226



**Date:** June 26, 2024  
**File #:** 18 - 022443  
**Folder Name:** 89 ATWATER ST  
**PIN:** 302922320226





**Date:** June 26, 2024  
**File #:** 18 - 022443  
**Folder Name:** 89 ATWATER ST  
**PIN:** 302922320226





**Date:** June 26, 2024  
**File #:** 18 - 022443  
**Folder Name:** 89 ATWATER ST  
**PIN:** 302922320226



**Date:** June 26, 2024  
**File #:** 18 - 022443  
**Folder Name:** 89 ATWATER ST  
**PIN:** 302922320226



**Date:** June 26, 2024  
**File #:** 18 - 022443  
**Folder Name:** 89 ATWATER ST  
**PIN:** 302922320226





**Date:** June 26, 2024  
**File #:** 18 - 022443  
**Folder Name:** 89 ATWATER ST  
**PIN:** 302922320226

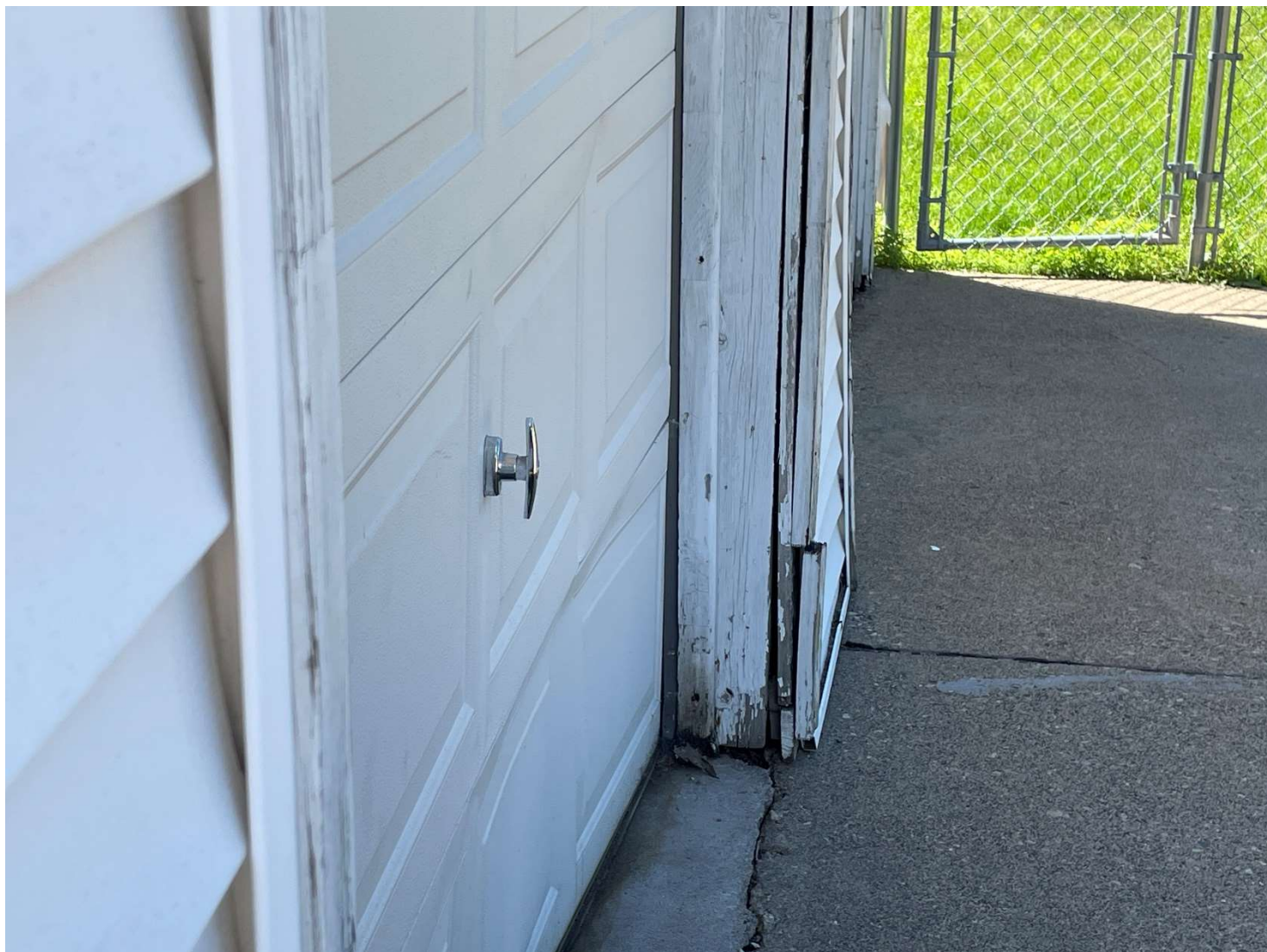


**Date:** June 26, 2024  
**File #:** 18 - 022443  
**Folder Name:** 89 ATWATER ST  
**PIN:** 302922320226





**Date:** June 26, 2024  
**File #:** 18 - 022443  
**Folder Name:** 89 ATWATER ST  
**PIN:** 302922320226





**Date:** June 26, 2024  
**File #:** 18 - 022443  
**Folder Name:** 89 ATWATER ST  
**PIN:** 302922320226



**Date:** June 26, 2024  
**File #:** 18 - 022443  
**Folder Name:** 89 ATWATER ST  
**PIN:** 302922320226





**Date:** June 26, 2024  
**File #:** 18 - 022443  
**Folder Name:** 89 ATWATER ST  
**PIN:** 302922320226





**Date:** June 26, 2024  
**File #:** 18 - 022443  
**Folder Name:** 89 ATWATER ST  
**PIN:** 302922320226





**Date:** June 26, 2024  
**File #:** 18 - 022443  
**Folder Name:** 89 ATWATER ST  
**PIN:** 302922320226





**Date:** June 13, 2024  
**File #:** 18 - 022443  
**Folder Name:** 89 ATWATER ST  
**PIN:** 302922320226





**Date:** June 13, 2024  
**File #:** 18 - 022443  
**Folder Name:** 89 ATWATER ST  
**PIN:** 302922320226





June 13, 2024

Chelsea Ruane  
L & M Property Management  
800 Rice St  
St Paul Mn 55117

## **Fire Safety Inspection Appointment**

**\*\*\*2<sup>nd</sup> Attempt\*\*\***

Dear Property Owner:

We have scheduled an inspection of your property. The details of the inspection are listed below:

<b>Address:</b>	89 Atwater St	<b>Units:</b>	2
<b>Date:</b>	June 26, 2024	<b>Time:</b>	10:30 am
<b>Inspector:</b>	Daryl Chute	<b>Phone:</b>	651-266-9129
		<b>Email:</b>	Daryl.Chute@ci.stpaul.mn.us

### **Action Required By You**

You or someone representing you must report to the front of the building to accompany the inspector throughout the building, including each rental unit, where applicable. Please have keys available to all units and common areas. The owner of a building is responsible for notifying the tenants that an inspection will be done at least 24 hours before the inspection.

If you no longer own or manage this building, contact Daryl Chute at 651-266-9129 immediately.

### **Additional Action Required For Housing**

You must complete a **Smoke and Carbon Monoxide Detector Affidavit** prior to the inspection.

The success of your initial inspection determines what happens next in the inspection cycle. Routine self-inspections before our visit can help you obtain the best grade possible.

### **About the Inspection**

Forms, fee schedules, a pre-inspection checklist and other inspection handouts and information are available on our website at: <http://www.stpaul.gov/cofo>. Thank you for your co-operation.

Saint Paul Legislative Code authorizes this inspection and the collection of inspection fees. It is a criminal misdemeanor violation to not appear for this appointment without rescheduling with the inspector. In addition, a No Entry fee may be assessed to your Renewal fee if you need to re-schedule the appointment but fail to notify the inspector in writing by 8:00 a.m. on the date of the inspection.





June 28, 2024

CHELSEA RUANE  
L & M PROPERTY MANAGEMENT  
800 RICE ST  
ST PAUL MN 55117

## **FIRE INSPECTION CORRECTION NOTICE**

RE: 89 ATWATER ST  
Ref. #105461  
Residential Class: B

Dear Property Representative:

Your building was inspected on June 26, 2024, for the renewal of your Fire Certificate of Occupancy. Approval for occupancy will be granted upon compliance with the following deficiency list. The items on the list must be corrected prior to the re-inspection date.

**A re-inspection will be made on August 2, 2024, at 09:30 am.**

Failure to comply may result in a criminal citation or the revocation of the Fire Certificate of Occupancy. The Saint Paul Legislative Code requires that no building shall be occupied without a Fire Certificate of Occupancy. The code also provides for the assessment of additional re-inspection fees.

YOU WILL BE RESPONSIBLE FOR NOTIFYING TENANTS IF ANY OF THE FOLLOWING LIST OF DEFICIENCIES ARE THEIR RESPONSIBILITY.

### DEFICIENCY LIST

1. Exterior - Front Porch - SPLC 34.09 (1)(2)(a), 34.33 (1)(b) - 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. -Wall posts have holes in the top allowing access to birds that are nesting in the posts - trim boards are showing signs of water damage, and have chipped and peeling paint - gap between soffit trim and roof angles open and allowing access to animals

2. SPLC 39.02(c) - Complete and sign the smoke alarm affidavit and return it to this office.
3. SPLC 34.09 (2)(b), 34.33 (1)(d) - Provide and maintained the roof weather tight and free from defects. -Chipped, cracked, and peeling paint on roof trim and soffit boards
4. 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. -Overhead garage doors are dented - trim around overhead doors is not securely attached - wall and siding pulling away from door frames in center abutment between overhead doors
5. SPLC 34.10 (6), 34.34 (5) - Every owner of a structure shall be responsible for the control and/or elimination of insects, rodents, or other pests wherever infestation exists. -Mouse droppings observed in 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: [Daryl.Chute@ci.stpaul.mn.us](mailto:Daryl.Chute@ci.stpaul.mn.us) or call me at 651-266-9129 between 7:30 a.m. - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Daryl Chute  
Fire Safety Inspector II

Reference Number 105461





August 5, 2024  
Chelsea Ruane  
L & M Property Management  
800 RICE ST  
ST PAUL MN 55117

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

RE: 89 ATWATER ST  
Ref. # 105461

Dear Property Representative:

Your building was inspected on August 2, 2024, 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 August 20, 2024, at 10:00 am or the property vacated by August 31, 2024.**

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 - Front Porch - SPLC 34.09 (1)(2)(a), 34.33 (1)(b) - 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. -Wall posts have holes in the top allowing access to birds that are nesting in the posts - trim boards are showing signs of water damage, and have chipped and peeling paint - gap between soffit trim and roof angles open and allowing access to animals
2. SPLC 39.02(c) - Complete and sign the smoke alarm affidavit and return it to this office.

3. SPLC 34.09 (2)(b), 34.33 (1)(d) - Provide and maintained the roof weather tight and free from defects. -Chipped, cracked, and peeling paint on roof trim and soffit boards
4. 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. -Overhead garage doors are dented - trim around overhead doors is not securely attached - wall and siding pulling away from door frames in center abutment between overhead doors
5. SPLC 34.10 (6), 34.34 (5) - Every owner of a structure shall be responsible for the control and/or elimination of insects, rodents, or other pests wherever infestation exists. -Mouse droppings observed in the property
6. SPLC Sec. 40.06. - Suspension, revocation, and denial; (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-**Revoked for but not limited to failure to allow access to complete the Fire Certificate of Occupancy inspections on May 20, 2024, June 13, 2024, and August 2, 2024 - failure to complete corrections from inspection on June 26, 2024.**
7. SPLC 34.19 - Provide access to the inspector to all areas of the building. -Allow access to complete the Fire Certificate of Occupancy inspection

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: [Daryl.Chute@ci.stpaul.mn.us](mailto:Daryl.Chute@ci.stpaul.mn.us) or call me at 651-266-9129 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Daryl Chute  
Fire Safety Inspector II

Ref. # 105461

**Date:** August 02, 2024  
**File #:** 18 - 022443  
**Folder Name:** 89 ATWATER ST  
**PIN:** 302922320226





**Date:** August 02, 2024  
**File #:** 18 - 022443  
**Folder Name:** 89 ATWATER ST  
**PIN:** 302922320226





**Date:** August 05, 2024  
**File #:** 18 - 022443  
**Folder Name:** 89 ATWATER ST  
**PIN:** 302922320226





**Date:** August 05, 2024  
**File #:** 18 - 022443  
**Folder Name:** 89 ATWATER ST  
**PIN:** 302922320226





Date: August 05, 2024  
File #: 18 - 022443  
Folder Name: 89 ATWATER ST  
PIN: 302922320226



City of Salem  
Fire Department of Safety & Inspections  
Fire Inspection Division  
651-266-8989

**REVOCATION NOTICE**

The Fire Certificate of Occupancy required for the Occupancy or Use of This Building, has been Revoked. It is unlawful to Use or Occupy this building After: August 31, 2024.

Persons Using or Allowing the Use or Occupancy of This Building, are Subject to Criminal Penalties.

Building Address: 89 Atwater St  
Code: SPLC, Art: 40, Sect: 06  
Inspector: S1, Date: Aug 5, 2024

Under Penalty of Law, this notice shall not be removed without authorization from the Department of Safety & Inspections.

Any Person affected by this notice may file an appeal at the Office of the City Clerk, Room 105, City Hall, 11 Park Street, Salem, MA 01970, 200-8000 within 10 days of the original notice. This notice is subject to a \$25.00 notarial fee. A copy of this notice is available at the Fire Department of Safety & Inspections, Fire Inspection Division, 201 Jackson Street Suite #220 Salem, MA 01970.

**Date:** August 05, 2024  
**File #:** 18 - 022443  
**Folder Name:** 89 ATWATER ST  
**PIN:** 302922320226







840 Syndicate St S  
Saint Paul, MN 55116  
651-261-3073

---

Date: 8/22/2024

Service: Varies projects to be completed by October 1st 2024

Consumer: L&M Property Management

*BB Housing Associates, LLC,*

Contact: Chelsea Ruane , Property Manager

Address: 800 Rice St, St Paul, MN 55117

Phone: 651-270-8800

Email: [Chelsea@LMpromanagement.com](mailto:Chelsea@LMpromanagement.com)

---

L&M Property Management:

Below is an estimated contract for service contracting servicesto be completed by October 1st, 2024 for the following properties associated with BB Housing Associates,

49 Manitoba Ave. Saint Paul MN 55117

754 Payne Ave. Saint Paul MN 55117

500 Hopkins St Saint Paul MN 55130

89 Atwater St Saint Paul MN 55117

Estimates will arrive within one week of this signed contract.

Thank you for the opportunity to service you,

Charles J.Becker

651-261-3073

[Charlie@651homeservices.com](mailto:Charlie@651homeservices.com)

## **Communication**

651 Home Services LLC, will provide an immediate contact for all services properties. This includes Charles Becker and all associates within the company on which will be providing services. Confirmation of all completed services will be communicated and pictures upon request. If management requests a service be done that is within this contract, 651 Home Services will assure it gets completed. Any outside requests will be charged additionally. Response time is within a 2 hour time frame.

---

**Terms & Conditions** The term of this contract will be commenced from September 1st, 2024 until October 1st, 2024. The time of performance of any portion of 651 Home Service LLC's obligations under this agreement will shall be subjected to delay for the following reasons:

**Acts of client**, its agents or employees, labor disputes, fire, unavoidable circumstances, acts of God, or non-action of public utilities, or of local, State, or Federal government affecting the progress of said work.

**Payment** must be paid in full no later than 30 days of services being completed.

**Damages** caused by 651 Home Services LLC's services will be held responsible by the company. Damages including those out of 651 Home Service LLC's control include but are not limited to, vandalism, floor, rain, fire, wind, Acts of God or acts of a persons other than 651 Home Services LLC's employees or agents.



Services provided under this agreement include but are not limited to:

### **89 Atwater St**

**Carpentry** Secure wall posts from hole and deterioration. These fixings will prevent pests and other animals from entering and nesting in such areas. Correcting the gap in soft trim and roof angles.

**Painting** Correct water damage on various trim boards, scrape paint chippings and repainted.

### **49 Manitoba Ave**

**Carpentry** Exterior retaining wall is damaged and missing bricks. Retaining wall will be corrected to prevent excess spillage onto the sidewalk. This will be appropriately structured. Trim on the exterior of the building have openings. Trim will be corrected to prevent animal's access.

**Painting** Areas on porch will be stripped of paint and repainted.

### **Payne Ave**

**Painting** Deck will be stripped and repainted so that boards are protected from elements. If needed, boards will be replaced. Siding and trim pieces to be repainted.

### **500 Hopkins**

**Carpentry** Trim on roof to be repaired from water damage. Repair side access door and correct exposure of all boards.

**Painting** Garage will be painted once chips and cracks are repaired.

Work will be performed beginning September 1st, 2024 and completed by October 1st, 2024. All work will be cross referenced per correction notices provided to L&M Property Management by the Department of Safety & Inspections of Saint Paul Minnesota.

All communication will be through the property manager Chelsea Ruane. If there are any issues, property manager will be notified and information will be shared to the appropriate agencies decided by the Property Manager.

Estimates for total costs will be submitted and approved by September 1st 2024. Work will not be done prior to the approval of management. 651 Home Services does not hold responsibility for lack of communication between L&M Property Management and the city of Saint Paul. If permit is needed for work, that will be provided prior to.

Each party must sign and date for the contract to be secured. If there is to be any change requested, both parties must agree and fees for services may change. Please note this is a binding contract.

*Charles J Becker*

---

Charles Becker  
Owner and General Contractor



---

Chelsea Ruane  
Property Manager





August 20, 2024  
Chelsea Ruane  
L & M Property Management  
800 RICE ST  
ST PAUL MN 55117

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

RE: 89 ATWATER ST  
Ref. # 105461

Dear Property Representative:

Your building was inspected on August 20, 2024, 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 September 3, 2024, at 01:30 pm 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 - Front Porch - SPLC 34.09 (1)(2)(a), 34.33 (1)(b) - 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. -Wall posts have holes in the top allowing access to birds that are nesting in the posts - trim boards are showing signs of water damage, and have chipped and peeling paint - gap between soffit trim and roof angles open and allowing access to animals
2. Unit A - Throughout - MSFC 604.1 - Repair or replace damaged electrical appliance wiring. This work may require a permit(s). Call DSI at (651) 266-8989.-Multiple outlets have been painted over - replace outlets.

3. Unit A - Throughout - NEC 406.4(D)(3) - GFCI outlets shall be provided where replacements are made at outlets that are required to be so protected elsewhere in this Code. -GFCI outlets in the kitchen and bathroom have been painted over - replace outlets
4. Unit A - Throughout - MN Stat. 299F.362, MSFC 1103.8 - Single- and multiple-station smoke alarms shall be replaced when: 1. They fail to respond to operability tests. 2.They exceed ten years from the date of manufacture. Smoke alarms shall be replaced with smoke alarms having the same type of power supply. -Multiple smoke and/or combination smoke/carbon monoxide alarms over 10 years old - hard-wired alarm was not replaced with alarm of the same power source, a battery-operated alarm was installed next to it in the back bedroom
5. SPLC 39.02(c) - Complete and sign the smoke alarm affidavit and return it to this office.
6. SPLC 34.09 (2)(b), 34.33 (1)(d) - Provide and maintained the roof weather tight and free from defects. -Chipped, cracked, and peeling paint on roof trim and soffit boards
7. 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. -Overhead garage doors are dented - trim around overhead doors is not securely attached - wall and siding pulling away from door frames in center abutment between overhead doors
8. SPLC 34.10 (6), 34.34 (5) - Every owner of a structure shall be responsible for the control and/or elimination of insects, rodents, or other pests wherever infestation exists. -Mouse droppings observed in the property
9. SPLC Sec. 40.06. - Suspension, revocation, and denial; (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-Revoked for but not limited to failure to allow access to complete the Fire Certificate of Occupancy inspections on May 20, 2024, June 13, 2024, and August 2, 2024 - failure to complete corrections from inspection on June 26, 2024.
10. SPLC 34.19 - Provide access to the inspector to all areas of the building. -Allow access to complete the Fire Certificate of Occupancy inspection

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: [Daryl.Chute@ci.stpaul.mn.us](mailto:Daryl.Chute@ci.stpaul.mn.us) or call me at 651-266-9129 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Daryl Chute  
Fire Safety Inspector II

Ref. # 105461



**Date:** August 20, 2024  
**File #:** 18 - 022443  
**Folder Name:** 89 ATWATER ST  
**PIN:** 302922320226





**Date:** August 20, 2024  
**File #:** 18 - 022443  
**Folder Name:** 89 ATWATER ST  
**PIN:** 302922320226



**Date:** August 20, 2024  
**File #:** 18 - 022443  
**Folder Name:** 89 ATWATER ST  
**PIN:** 302922320226





**Date:** August 20, 2024  
**File #:** 18 - 022443  
**Folder Name:** 89 ATWATER ST  
**PIN:** 302922320226

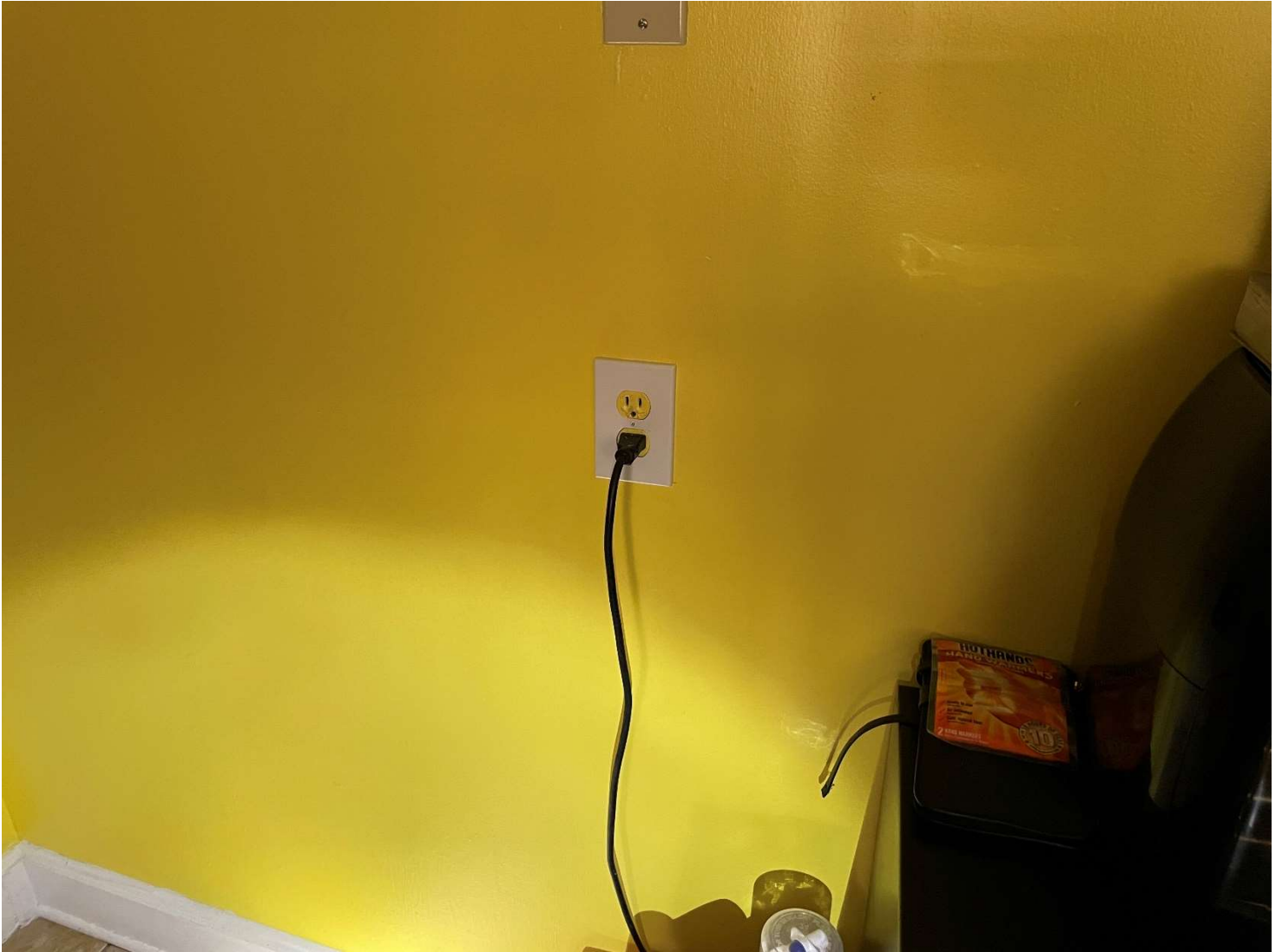


**Date:** August 20, 2024  
**File #:** 18 - 022443  
**Folder Name:** 89 ATWATER ST  
**PIN:** 302922320226





**Date:** August 20, 2024  
**File #:** 18 - 022443  
**Folder Name:** 89 ATWATER ST  
**PIN:** 302922320226





**Date:** August 20, 2024  
**File #:** 18 - 022443  
**Folder Name:** 89 ATWATER ST  
**PIN:** 302922320226

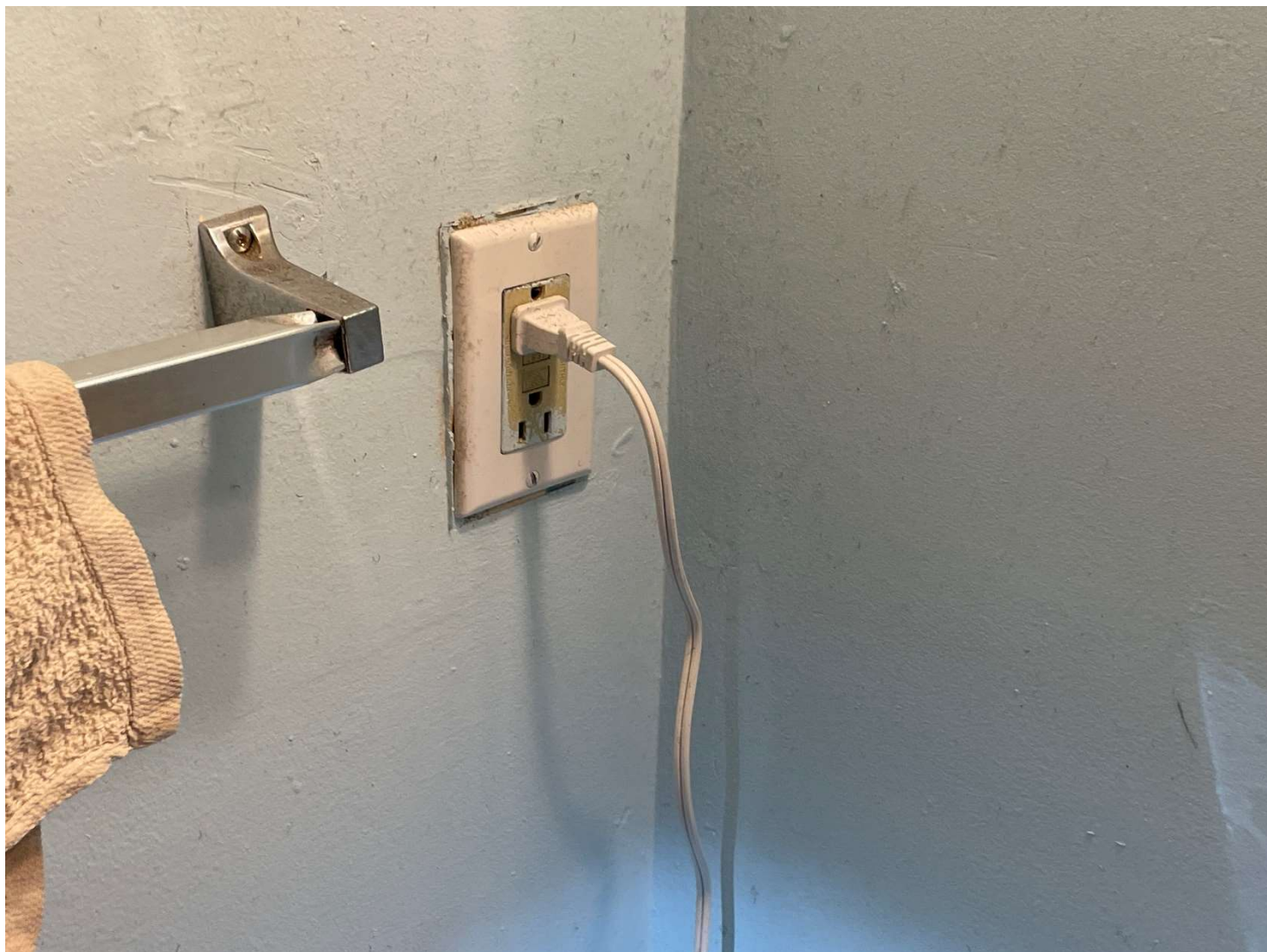


**Date:** August 20, 2024  
**File #:** 18 - 022443  
**Folder Name:** 89 ATWATER ST  
**PIN:** 302922320226





**Date:** August 20, 2024  
**File #:** 18 - 022443  
**Folder Name:** 89 ATWATER ST  
**PIN:** 302922320226





**Date:** August 20, 2024  
**File #:** 18 - 022443  
**Folder Name:** 89 ATWATER ST  
**PIN:** 302922320226



**Date:** August 20, 2024  
**File #:** 18 - 022443  
**Folder Name:** 89 ATWATER ST  
**PIN:** 302922320226





**Date:** August 20, 2024  
**File #:** 18 - 022443  
**Folder Name:** 89 ATWATER ST  
**PIN:** 302922320226





**Date:** August 20, 2024  
**File #:** 18 - 022443  
**Folder Name:** 89 ATWATER ST  
**PIN:** 302922320226

