



April 22, 2024

Lifeng Geng  
20 Hawkins Dr  
Barrie ON L4N0A6Canada

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

RE: 1194 MARYLAND AVE E  
Ref. # 102954

Dear Property Representative:

Your building was inspected on April 19, 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 May 1, 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. Basement - Kitchen - 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. -Left front stovetop burner does not ignite - stovetop is grease covered
2. Basement - Kitchen Sink - MPC 401.1 - Provide plumbing fixtures made of a smooth durable, non-absorbent, corrosion resistive material and must be free of porous surfaces. -Flex drain line
3. Basement - Left Sleeping Room - MSFC 604.1- All light fixtures shall be maintained with protective globes if originally equipped. -Missing light cover

4. Basement - Left Sleeping Room - MSFC 1104.1, 1010.1.9.4 - Remove unapproved locks from doors. -Hook and clasp lock installed on sliding door
5. Basement - Left Sleeping Room - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. -Holes in walls
6. Basement - Stairs - SPLC 34.10 (3), 34.34(2) - Provide an approved handrail. Every required handrail and guard shall be firmly fastened and capable of supporting imposed loads and shall be maintained in a professional state of maintenance and repair and in accordance with the building code in effect at the time of construction or as altered/modified under an approved building permit. -No handrail or hardware present
7. Basement - Water Heater - MPC 312.0, MPC 313.0 - Provide approved support for all plumbing piping. -Water lines are hanging from the ceiling and are unsupported - this work shall be done under permit
8. Basement - Water Heater - MPC 4714.0100, MPC 1401.1 - Provide approved plumbing materials for water, waste, and vent. -Water supply lines are improperly installed; this work shall be completed under permit by a licensed plumber
9. Exterior - Egress Windows - MSFC 1030.4, 1031.7 - Provide and maintain the egress window well. -Basement egress windows have boards and cinder blocks obstructing top of egress area
10. Exterior - Foundation - 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. -Holes in mortar surrounding rock, this work may require a permit
11. Exterior - Front - MSFC 505.1 - The address posted is not visible from street. - Address numbers are not clearly visible from the street as they are on the lower portion of a window - numbers shall be 4 inches in height and on a contrasting surface
12. Exterior - Front Entrance - SPLC 34.09 (3), 34.33(2) - Repair or replace the unsafe stairways, porch, decks, or railings in an approved manner. Every outside stair, porch and deck shall be constructed safely and shall be capable of supporting imposed loads as determined in the building code and shall be kept in a professional state of maintenance and repair with proper anchorage. This work may require a permit(s). Call DSI at (651) 266-8989.-Cement stairs are deteriorating and in disrepair - open crack between stairs shows unsupported open space behind stairs.

13. Exterior - Garage and Fence - 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. -Paint chipped, cracked, and peeling - boards in disrepair and deteriorating at base of north wall and on roof trim boards - address numbers on alley side of garage faded and deteriorating - back yard fence has damaged and missing boards
14. Exterior - Left of Main Entrance Screen Door - MPC 602.3 - Provide an approved backflow prevention device on all potable water faucets and valves with threaded hose connections. -No backflow device present on hose bib - this work shall be completed under permit by a licensed plumber
15. Exterior - Left of Main Entry Screen Door - 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. -Hose bib connection is pulled away from the structure and improperly installed - this work shall be completed under permit by a licensed plumber
16. Exterior - Shed - 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. -Shed is in disrepair, rusting, and deteriorating
17. Exterior - West Side - SPLC 34.09 (4), 34.33 (3)- Repair and maintain the window in good condition. All windows shall be maintained in accordance with the building code in effect at the time of construction or as altered/modified under an approved building permit. -Window installed leaving exposed lathe boards and no window trim
18. Interior - Basement - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner. -Ceiling paint bubbling, cracked, and in disrepair in right sleeping room, and at the base of stairs
19. Interior - Throughout - MSFC 604.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.-Multiple electrical switches have been painted over - this work shall be completed by a licensed electrician.
20. Interior - 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. -Multiple GFCI outlets have been painted over - replace GFCI outlets - this work shall be completed by a licensed electrician

21. Interior - Throughout - 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.-Multiple hard-wired smoke and combination smoke/carbon monoxide alarms are over 10 years old - replace hard-wired alarms with hard-wired alarms - multiple battery smoke and combination smoke/carbon monoxide alarms are over 10 years old - replace battery powered alarms
22. Main Level Kitchen - Rear Door - SPLC 34.09(4), 34.33 (3) - Repair and maintain the door in good condition. -Door does not fit frame - large gap at top of door
23. SPLC Sec 33.03 Building and general construction. No person shall construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure without first obtaining a building permit from the building official. Permits for building or general construction are not required for repairs for maintenance only or for minor alterations provided they are not required under the state building code, this chapter or other pertinent provisions of the Saint Paul Legislative Code and provided the cost of such repairs and minor alterations does not exceed the present market value of five hundred dollars (\$500.00).

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.

#### R310.2 Window wells.

The minimum horizontal area of the window well shall be 9 square feet (0.9 m<sup>2</sup>), with a minimum horizontal projection and width of 36 inches (914 mm). The area of the window well shall allow the emergency escape and rescue opening to be fully opened. Exception: The ladder or steps required by Section R310.2.1 shall be permitted to encroach a maximum of 6 inches (152 mm) into the required dimensions of the window well.

R310.2.1 Ladder and steps. Window wells with a vertical depth greater than 44 inches (1118 mm) shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position. Ladders or steps required by this section shall not be required to comply with Sections R311.7 and R311.8. Ladders or rungs shall have an inside width of at least 12 inches (305 mm), shall project at least 3 inches (76 mm) from the wall and shall be spaced not more than 18 inches (457 mm) on center vertically for the full height of the window well. **Egress window wells installed without permit - egress exterior swing windows installed without permit, and sill height is greater than 44 inches - room walls and kitchen area in basement installed without permit - west side main level window installed without permit - basement bathroom window installed without permit - plumbing work modified or changed without permit**

24. SPLC 39.02(c) - Complete and sign the smoke alarm affidavit and return it to this office.
25. 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 long term non-compliance - failure to have egress windows completed under permit, and failure to allow access to the property in order to perform the Fire Certificate of Occupancy inspection**
26. SPLC 34.19 - Provide access to the inspector to all areas of the building. -Allow access to the property 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. # 102954