



September 4, 2024

Zoltan Pusenyak  
45 Center Rd  
Circle Pines MN 55014-1647

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

RE: 1024 MINNEHAHA AVE E  
Ref. # 120736

Dear Property Representative:

Your building was determined to be a registered vacant building on September 4, 2024. Since certificates are for the occupancy of buildings, it has become necessary to revoke the Certificate of Occupancy.

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. Back - Bedroom - MN Stat. 299F.362, MSFC 1103.8 - Smoke alarms must be installed in same locations as originally installed. Power supply must be the same as the smoke alarms being replaced. -Missing smoke alarm - no 24 hour reinspect as there is a working hard-wired combination alarm in the hallway directly outside the bedroom door
2. Basement - Utility Sink - 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. -Water dripping from drain line
3. Basement - SPLC 34.10 (1) - Abate and maintain the basement reasonably free from dampness and free of mold and mildew. -Floor is wet and there is a musty odor
4. Bathroom - Sink - 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. - Flex drain line is not approved

5. Bathroom - 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 outlet has open neutral
6. Bathroom - 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. -Mold like substance on window frame and trim
7. Bathroom - SPLC 34.10 (4), 34.34 (3) - Provide a bathroom floor impervious to water to permit such floor to be easily kept in a clean and sanitary condition-Seal around tub and walls damaged or missing
8. Bathroom - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. -Missing multiple tiles on walls - mold like substance on walls - seal between tub surround and wall cracked, chipped, and peeling
9. Bathroom - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner. -Mold like substance - bubbling paint
10. Exterior - Left of Front Door - MSFC 604.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.-GFCI outlet does not have a cover to protect from the elements.
11. Exterior - Parking Surface - SPLC 34.08 (7) - All parking spaces shall be paved with asphalt, concrete, or durable dustless surfacing. Before any existing spaces may be paved, site plan approval must be obtained as specified in the St. Paul Zoning Code. Contact DSI Zoning at 651-266-8989.-Parking surface next to garage is just dirt, mud, and has large holes.
12. Exterior - 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. -Several damaged siding panels, holes in panels, and trim boards - cracked, chipped, and peeling paint on siding, window trim, and door trim
13. Front Entrance - Door - SPLC 34.09(4), 34.33 (3) - Repair and maintain the door in good condition. -Door frame has cracked, chipped, and peeling paint - door frame damaged in door latch area - missing latch and deadbolt catch plates

14. Garage - 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. -1.) Several broken/deteriorating panels on exterior of garage, holes in panels, trim boards, and soffit 2.) Cracked, chipped, and peeling paint throughout garage, trim, and both doors 3.) Door frames water damaged boards
15. 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. -Stove missing control knobs
16. Side Entrance - Door - SPLC 34.09(4), 34.33 (3) - Repair and maintain the door in good condition. -Door does not seal completely, can see daylight in areas around door, and bottom seal is damaged and loose portion on floor inside doorway
17. SPLC 34.19 - Provide access to the inspector to all areas of the building. -Allow access to perform the Fire Certificate of Occupancy inspection
18. 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 of making corrections from previous inspections on March 21, 2024, April 22, 2024, May 24, 2023, July 1, 2024, August 5, 2024, August 21, 2024, and September 4, 2024
19. SPLC 34.09 (2)(b), 34.33 (1)(d) - Provide and maintained the roof weather tight and free from defects. -Shingles bubbling and peeling up - asphalt surface of shingles washing away and showing signs of wear - soffit boards water damaged with chipped, cracked, and peeling paint - holes in soffit boards
20. SPLC 39.02(c) - Complete and sign the smoke alarm 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: (651-266-8585) 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. # 120736