



June 21, 2023

DORREE ADELMANN
Gregory Adelman
8000 18TH ST W
SAINT LOUIS PARK MN 55426

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 355 COOK AVE E
Ref. # 107748

Dear Property Representative:

Your building was inspected on June 21, 2023, 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 June 27, 2023 at 11:00 a.m. 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. Entire building - SPLC 40.06 - Uncertified portions of the building must not be occupied until inspected and approved by this office.-Property is currently unoccupied.
2. Entire building - SPLC 34.19 - Provide access to the inspector to all areas of the building.
3. Exterior - Front stairs - SPLC 34.09 (3), 34.33(2) - Repair or replace the damaged handrail in an approved manner. This work may require a permit(s). Call DSI at (651) 266-8989.-Handrails has rotted wood and peeling paint.

4. Exterior - Throughout - 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.-Soffit and fascia have holes, rotted wood and peeling paint.
5. Exterior - Throughout - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window frame.-Window frames have rotted wood and peeling paint.
6. 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.-Siding is damaged in multiple places.
7. Exterior - SPLC 34.09 (2)(b), 34.33 (1)(d) - Provide and maintained the roof weather tight and free from defects.-Shingles are deteriorating, curling and damaged.
8. Front door - SPLC 34.09(4), 34.33 (3) - Repair and maintain the door in good condition.-Door has peeling paint and broken window.
9. Front porch - 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.-SE pillar supporting roof is leaning and pulling away.
10. exterior - SPLC 34.09 (2)(a), 34.33 (1)(a) - Provide and maintain foundation elements to adequately support this building at all points.-Mortar missing or deteriorated.
11. 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.-Fence is missing pickets.
12. SPLC 34.09(4), 34.33 (3) - Repair and maintain the door in good condition.-Storm door leaf missing, but framing is in place.
13. 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: leanna.shaff@ci.stpaul.mn.us or call me at 651-266-8980 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Leanna Shaff
Fire Safety Inspector

Ref. # 107748