



October 15, 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 October 14, 2024. Since certificates are for the occupancy of buildings, it has become necessary to revoke the Certificate of Occupancy.

A reinspection time and date will be determined by the Legislative Hearing Officer at the hearing scheduled for October 22, 2024.

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. 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
2. 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.

3. Exterior - Throughout - SPLC 34.08 (2) - Provide and maintain the property grade to slope away from the building to minimize the accumulation of water near the building. This work may require a permit(s). Call DSI at (651) 266-8989.-Holes in ground, and ground slopes in toward the foundation - hole in area of gas meter at front of property.
4. 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
5. Exterior - 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
6. 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
7. Kitchen - Refrigerator - NEC 240.5(B)(3) - Extension Cord Sets - Flexible cord used in listed extension cord sets shall be considered to be protected when applied within the extension cord listing requirements. - Plug appliance directly to outlet or use approved listed cord. -Refrigerator plugged into extension cord
8. Kitchen - Stove & Refrigerator - SPLC 34.14 (2)(A), 34.34 (5)(A) - Provide an approved electrical service adequate to meet the building's needs. This work may require a permit(s), call DSI at (651) 266-8989.-Outlet between stove and refrigerator does not allow for both appliances to be plugged into the same outlet, both appliances have 90-degree angle plug-ins - this work shall be done under permit.
9. 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

10. 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
11. Throughout - MSFC 604.5 - Discontinue use of extension cords used in lieu of permanent wiring. -
12. Throughout - 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. -Multiple windows with broken glass - repair or replace damaged and missing screens
13. 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

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 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

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