



June 20, 2025

Zoltan Pusenyak  
45 Center Rd  
Circle Pines MN 55014-1647

### **Revocation of Fire Certificate of Occupancy and Referral to Vacant Buildings**

RE: 1024 MINNEHAHA AVE E  
Ref. # 120736

Dear Property Representative:

Your building was determined to be a registered vacant building on June 18, 2025. 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. 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.-
  - a. Holes in ground, and ground slopes in toward the foundation
  - b. Hole in area of gas meter at front of property
  - c. Gutters are not secured and are flat on the ends
  - d. UPDATE: 05/01/2025 - Holes remain in area of gas meter, part of lawn washing out next to sidewalk where gutter drains
2. 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. -

- a. Several damaged siding panels, holes in panels, and trim boards
  - b. Cracked, chipped, and peeling paint on siding, window trim, and door trim
  - c. Siding panels are warped and bending out from the wall
  - d. Sections of siding missing, filled with a foamlike substance
  - e. UPDATE: 05/01/2025 - Siding and walls remain in same state as previously noted
- 3. Exterior - SPLC 34.09 (2)(b), 34.33 (1)(d) - Provide and maintained the roof weather tight and free from defects. -
  - a. Shingles bubbling and peeling up
  - b. Asphalt surface of shingles washing away and showing signs of wear
  - c. Soffit boards water damaged with chipped, cracked, and peeling paint
  - d. Holes in soffit boards
  - e. Gutters hanging loosely, not attached to the dwelling, ends of gutter runs are flattened
  - f. UPDATE: 05/01/2025 - Roof and gutter system remain in same state as previously noted
- 4. Exterior - SPLC 34.09 (4), 34.33 (3) -All screens shall be maintained in a professional state of maintenance and repair. -
  - a. Repair or replace damaged and missing screens
- 5. 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. -
  - a. Several broken/deteriorating siding panels on garage, holes in panels, trim boards, and soffit
  - b. Cracked, chipped, and peeling paint on siding, trim, and both doors
  - c. Door frames have water damaged boards
  - d. UPDATE: 05/01/2025 - Garage corrections have not been completed, side door is not secure, lock is in an open position, remnants of tree or shrub have grown into the garage separating siding from structure
- 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-
  - a. **Revoked for but not limited to failure to make corrections from Revocation Orders issued on September 4, 2024. A reinspection occurred on May 1, 2025, as granted by the Legislative Hearing Officer at the appeal hearing held on October 22, 2024, and the corrections have not been completed**

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

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