



January 8, 2024

CBW PROPERTIES LLC  
2950 HIGHLAND ROAD  
MOUND MN 55364-9464 USA

## **FIRE INSPECTION CORRECTION NOTICE**

RE: 1391 ENGLEWOOD AVE  
Ref. #108778  
Residential Class: C

Dear Property Representative:

Your building was inspected on January 8, 2024 for the renewal of your Fire Certificate of Occupancy. Approval for occupancy will be granted upon compliance with the following deficiency list. The items on the list must be corrected prior to the re-inspection date. A re-inspection will be made on **February 8, 2024 at 10:00 am.**

Failure to comply may result in a criminal citation or the revocation of the Fire Certificate of Occupancy. The Saint Paul Legislative Code requires that no building shall be occupied without a Fire Certificate of Occupancy. The code also provides for the assessment of additional re-inspection fees.

YOU WILL BE RESPONSIBLE FOR NOTIFYING TENANTS IF ANY OF THE FOLLOWING LIST OF DEFICIENCIES ARE THEIR RESPONSIBILITY.

### DEFICIENCY LIST

1. 1391 - Dining room walls - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner.-Walls are dirty and damaged with cracking
2. 1391 - Exterior surfaces - 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.-Exterior surfaces are damaged or have chipping paint including fascia, soffits and board falling off of front porch as well as spalling on front stairway

3. 1391 - GFCI - 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.-Second floor bathroom GFCI not functional
4. 1391 - Heater - MMC 1346.0103 - Mechanical systems, both existing and new, and parts of those systems, shall be maintained in proper operating condition in accordance with the original design and in a safe and sanitary condition. Devices or safeguards which are required by this code shall be maintained in compliance with the code edition under which they were installed. MSFC 603.5.1 Guard against contact. The heating element or combustion chamber shall be permanently guarded so as to prevent accidental contact by persons or material.-Front guard missing from heater
5. 1391 - Heating equipment - SPLC 34.11 (6), 34.35 (3) - Provide service of heating facility by a licensed contractor which must include a carbon monoxide test. Submit a completed copy of the Existing Fuel Burning Equipment Safety Test Report to this office.- Heating equipment in basement is not maintained in proper condition and has puddle of liquid inside of equipment.
6. 1391 - Kitchen - MSFC 901.6 - Provide required annual maintenance of the fire extinguishers by a qualified person and tag the fire extinguishers with the date of service.- Extinguisher provided in kitchen without current annual service tags
7. 1391 - Kitchen cabinets - SPLC 34.10 (7) - Repair and maintain the cabinets in an approved manner.-Kitchen cabinets are damaged and missing faces
8. 1391 - Kitchen ceiling - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner.-Cracks and holes in ceiling
9. 1391 - Kitchen floor - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner.-Kitchen floor is ripped up
10. 1391 - Kitchen walls - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner.-Kitchen walls are cracked, damaged and dirty
11. 1391 - Rear entry - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner.-Hole in ceiling near rear exit
12. 1391 - Smoke alarm - MN Stat. 299F.362, MSFC 1103.8 - Immediately provide and maintain a smoke alarm located outside each sleeping area.-Smoke alarm not functional
13. 1391 - Smoke alarm third floor - MN Stat. 299F.362, MSFC 1103.8 - Immediately provide and maintain a smoke alarm located outside each sleeping area.-No proper smoke

alarm is present in bedroom with one alarm far lower than 12 inches from ceiling and another unit missing

14. 1391 - Throughout - SPLC 34.10 (1), 34.34 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.-Unit is unsanitary and dirty throughout with walls and floors covered in filth

15. 1393 - Floors - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner.-Floors damaged throughout

16. 1393 - Living room - MSFC 313.1 - Fueled equipment, including but not limited to motorcycles, mopeds, lawn-care equipment and portable cooking equipment, shall not be stored, operator or repaired within a building.-Fueled lawn mower stored inside of unit

17. 1393 - Sanitation - SPLC 34.10 (1), 34.34 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.-Unsanitary conditions throughout

18. 1393 - Stove - 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 front

19. 1393 - Walls - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner.-Extensive damage to walls throughout

20. 1393 - Water service - SPLC 34.11 (4), 34.35 (1), MPC 601.1 - Provide an adequate water supply to all water closets, sinks, showers and tubs.-Water is not functional in unit

21. 1393 Englewood - Throughout - SPLC 34.23, MSFC 111.1 - This occupancy is condemned as unfit for human habitation. This occupancy must not be used until re-inspected and approved by this office.-Unit does not have working water, is unsanitary and has conditions unfit for inhabitation

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: [Ryan.Tessman@ci.stpaul.mn.us](mailto:Ryan.Tessman@ci.stpaul.mn.us) or call me at

651-266-1908 between 7:30 a.m. - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Ryan Tessman  
DSI Fire Safety Inspector II

Reference Number 108778