



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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September 17, 2010

CORRINE M COULTER
L. LEE COULTER
2169 LONDIN LANE
ST PAUL MN 55119-5301

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 41 MILLER CREST LANE
Ref. # 109903

Dear Property Representative:

Your building was determined to be a registered vacant building on September 15, 2010. 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. Basement - Throughout - MFGC 501.2 - Provide, repair or replace the fuel equipment vent or vent liner to develop a positive flow adequate to convey all products of combustion to the outside. This work may require a permit(s). Call DSI at (651) 266-9090.-Repair the venting to the water heater.
2. Basement - SPLC 34.10 (1) - Abate and maintain the basement reasonably free from dampness and free of mold and mildew.
3. Egress Window - Main Floor Bedrooms - MSFC1026.1 - Provide and maintain an approved escape window from each sleeping room. The minimum size must be 5 square feet of glazed area with a minimum of 24 inches of openable height and 20 inches of openable width. With a finished sill height not more than 48 inches. This work may require permit(s). Call DSI at (651) - 266-9090. Refer to the Escape Windows for Residential Occupancies handout for more information.-All Main Floor Bedroom (Casement) Windows are openable 36 inches high by 13 inches wide and have a glazed area of 4.0 sqft.

4. Exterior - Chimneys - SPLC 34.09 (1) b,c, 34.32 (1) b,c - Provide and maintain all exterior walls free from holes and deterioration. All exterior surfaces must be free from deterioration protected from the elements and maintained in a professional manner.- Contact a licensed contractor to repair or replace the deteriorating chimneys to code in an approved manner all work must be done under permit.
5. Exterior - Doors - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door in good condition.-Repair, replace, and maintain all doors in good condition. This includes the overhead garage door.
6. Exterior - Gutter and Downspouts - SPLC 34.09 (1) e, 34.32 (1) d - Clean and maintain the gutter and downspouts in a good state of repair so as to functionally direct water away from the foundation.
7. Exterior - Retaining Wall - SPLC 34.08 (5), 34.31 (3) - Repair, replace and maintain all exterior surfaces on fences, sheds, garages retaining wall and other accessory structures free from holes and deterioration.-Repair and/or tuck-point the stone retaining wall in an approved manner all work must be done under permit.
8. Exterior - Walls - SPLC 34.09 (1) b,c, 34.32 (1) b,c - 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.-Repair the exterior walls as needed. Scrape/paint the fascia. Replace the sagging soffits.
9. Exterior - Window Frames - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window frame.-Scrape/paint the window frames.
10. Main Floor - Bedrooms - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.
11. Main Floor - Dining room and Northeast Bedroom - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-9090.-Repair/replace the electrical outlet in the dining room that is showing reverse polarity. Repair/replace the electrical outlet not working in the main floor northeast bedroom.
12. Main Floor - Kitchen and Bathroom - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 415.0220 - Repair or replace and maintain the plumbing fixture to an operational condition.-Repair/replace the leaking sink faucets.
13. Main Floor and Basement - Throughout - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the ceiling in an approved manner.
14. SPLC 39.02(c) - Complete and sign the provided smoke detector affidavit and return it to this office.
15. SPLC 71.01 - The address posted is not visible from street. (HN-1)

For an explanation or information on some of the violations contained in this report, please visit our web page at: <http://www.ci.stpaul.mn.us/index.aspx?NID=211>

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: (651-266-8688) and must be filed within 10 days of the date of this order.

If you have any questions, email me at: wayne.spiering@ci.stpaul.mn.us or call me at 651-266-8993 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Wayne Spiering
Fire Inspector

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