



March 4, 2024

Unit 2410  
VSM REAL ESTATE LLC  
7401 METRO BLVD SUITE 500  
EDINA MN 55439USA

**Revocation of Fire Certificate of Occupancy and Order to Vacate**

RE: 1695 7TH ST E  
Ref. # 13383

Dear Property Representative:

Your building was inspected on March 1, 2024, 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 March 21, 2024, at 9:30 am. Noncompliance will result in the property being vacated on March 26, 2024, at 9:30 am.**

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. Unit 1 - Rear Door - SPLC 34.09 (4)(i), 34.33 (3) - Repair and maintain the door frame.  
-The trim on the door is damaged and loose.
2. Unit 1 & Unit 2 - Interior Doors - MSFC 505.1 - Provide address numbers on building.  
-Provide Unit Numbers on the interior doors of Unit 1 and Unit 2.
3. Sec. 40.06. - Suspension, revocation and denial.

Grounds for revocation. The fire code official may, in writing, issue a notice to the owner(s) and known interested parties of the city's suspension or revocation of a fire certificate of occupancy issued under the provisions of this code, or deny an application therefor: Whenever the certificate was issued in error, or on the basis of

incorrect information supplied;(2) When the owner(s) has submitted a false, incomplete or inaccurate statement as a part of the application for certificate;(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; (4) If the owner, in a material matter, fails to comply with the regulations in section 40.09 of this chapter; or in situations where the fire code official after a good faith effort cannot identify an owner or interested party; (5) If the nonresidential building becomes unoccupied or a vacant building as defined in section 43.02 of the Saint Paul Legislative Code; (6) If a residential building becomes unoccupied or is a vacant building as defined in section 43.02 of the Saint Paul Legislative Code; (7) Evidence of nuisance activity which shall follow the procedures stated in subsection (b)(2) below; or (8) If a tenant, leaseholder, or third party payer files a written request for revocation following an owner's violation of Saint Paul Legislative Code chapter 53 which requires that owners notify tenants of pending mortgage foreclosure or cancellation of contract for deed involving the property. Revocation is due to long-term noncompliance and failure to comply with City Council resolution for compliance.

4. SPLC 34.10 (6), 34.34 (5) - Every owner of a structure shall be responsible for the control and/or elimination of insects, rodents, or other pests wherever infestation exists. -Evidence of rodent infestation in Unit 1, and common areas. Provide documentation/proof of treatment provided.
5. 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: [der.vue@ci.stpaul.mn.us](mailto:der.vue@ci.stpaul.mn.us) or call me at 651-266-8988 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Der Vue  
Fire Safety Inspector  
Ref. # 13383