



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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Saint Paul, Minnesota 55101-1806

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December 9, 2015

OLYMPIA HAIDOS
13316 COMMERCIAL AVE
CHICAGO, IL 60633

RE: 975 REANEY AVE
Ref. # 14809

Dear Property Representative:

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.

A re-inspection will be made on January 15, 2016 at 10:00 AM.

DEFICIENCY LIST

1. 975 - Unit 2 - Bathroom - MSBC -Section 105.1 - Permits Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Work being done requires a permit.
A permit is needed for the installation of the toilet on the second floor bathroom in 975 - Unit 2.
Permits will be needed for work that will be done in 977 - Unit 1.
2. 975 - Unit 2 - Kitchen - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the floor in an approved manner.
The flooring in the kitchen is cracked and damaged
3. 975 Unit 1 - Kitchen - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the ceiling in an approved manner.
Repair, scrape and paint the chipping and peeling paint on the ceiling for the kitchen. Near the light fixture you can see brown spots next to it.
4. 975 Unit 1 - Door - Ext. Door SPLC 34.09 (3), 34.33 (3) - Repair and maintain the door in good condition.
The front entry door does not self-close and latch.

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5. 975 Unit 2 - Doors - Ext. Door SPLC 34.09 (3), 34.33 (3) - Repair and maintain the door in good condition.
The door trim for the bathroom door on the first level is cracked and a piece broken off.
6. 975 Unit 2 - Throughout - SPLC 34.10 (5), 34.33 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.
There is excessive grease on the stove.
7. 977 - Exterior Doors - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window glass.
The glass for the front entry door is missing for one of the panels and the other panels have glass that is incomplete.
8. 977 - Unit 2 - Bedroom - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.
The cover is missing for the electrical outlet in the rear bedroom.
9. 977 - Unit 1 - Bathroom - SPLC 34.10 (4), 34.33 (3) - Provide a bathroom floor impervious to water.
Repair or replace and clean all of the damaged tiles in the bath tub and on the floor.
10. 977 - Unit 1 - Living Room - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.
Replace the cover for the electrical outlet in the living room.
11. 977 - Unit 1 - Throughout - MSFC 605.1 - Repair or replace damaged electrical fixtures.
This work may require a permit(s). Call DSI at (651) 266-8989.
12. 977 - Unit 1 - Throughout - MSFC 605.1 - Remove unapproved exposed wiring and install in accordance with the electrical code. This work may require a permit(s). Call DSI at (651) 266-9090.
Remove and replace the damaged wiring in the walls in the kitchen. They have been damaged by the fire.
13. 977 - Unit 1 - Throughout - SPLC 34.10 (5), 34.33 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.
Clean and remove the smoke residues throughout the apartment due to the fire.
14. 977 - Unit 1 - Throughout - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls in an approved manner.
Repair, scrape and paint all the walls that were damaged due to the fire.
15. 977 - Unit 1 - Throughout - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the floor in an approved manner.
Repair and clean the floors that have been damaged due to the fire.

16. 977 - Unit 1 - Throughout - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the ceiling in an approved manner.
Repair, scrape and paint all the ceilings that were damaged due to the fire.
17. 977 - Unit 1 - Throughout - SPLC 34.11, MSBC 2902.1, SPLC 34.17, MSPC 415.0220 - Repair or replace and maintain all parts of the plumbing system to an operational condition.-Repair or replace and maintain an approved private hand sink. This work may require a permit(s). Call LIEP at (651) 266-9090. Repair or replace and maintain an approved kitchen sink. This work may require a permit(s). Call LIEP at (651) 266-9090. Repair or replace and maintain an approved private toilet. This work may require a permit(s). Call LIEP at (651) 266-9090. Repair or replace and maintain an approved private tub or shower. This work may require a permit(s). Call LIEP at (651) 266-9090.
18. 977 Interior - Throughout - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls in an approved manner.
Repair or replace the wall next to the basement entry door. The wall is incomplete and has openings on the side and on the top.
Repair the hole on the wall in the hallway.
Repair the hole on the wall in the basement.
The walls in the common area have markings, scrapes and dents. Repair and paint.
19. 977- Unit 1 - Throughout - Ext. Door SPLC 34.09 (3), 34.33 (3) - Repair and maintain the door in good condition.
Repair or replace all the doors that have been damaged in the fire.
20. 977- Unit 1 - Throughout - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window in good condition.
Repair or replace all the windows that have been damaged in the fire. There are windows with broken glass, broken frames and trims, and other damages.
21. Bldg. 977 - Unit 1 - SPLC 34.23, MSFC 110.1 - This occupancy is condemned as unsafe or dangerous. This occupancy must not be used until re-inspected and approved by this office.-Fire in the dwelling.
22. Exterior - SPLC 34.09 (1) b,c, 34.33 (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.-The exterior threshold at the main entry doorway for both buildings is cracked and damaged.
23. Exterior - SPLC 34.08 (10) - Repair, replace and maintain exterior sidewalks, walkways and stairs.-
24. Interior - 975 Throughout - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the ceiling in an approved manner.
Repair, scrape and paint the cracks on the ceiling for the hallway and stairway in the common area of 975.

25. New Item on List - 975 - Unit 2 - SPLC 34.10 (6), 34.33 (5) - Exterminate and control insects, rodents or other pests. Provide documentation of extermination.
Dead mice were discovered on glue traps underneath the kitchen sink.
26. New Item on List - 975 - Unit 2 - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls in an approved manner.
There is a large hole on the wall near the top of the stairs.
27. New Item on List - 977 - Basement - SPC 4715.1430, & 1440 - Provide approved support for all plumbing piping.-The drain relief pipe that runs from Unit 2 all the way down into the basement is not properly supported at the basement level. The board is being used now for support, is not an approved manner of supporting the drain relief pipe.
28. New Item on List - 977 - Unit 2 - SPLC 34.10 (4), 34.33 (3) - Provide a bathroom impervious to water.
The soap dish on the bathtub wall is damaged and has a piece broken off.
29. New Item on List - 977 - Unit 2 - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the ceiling in an approved manner.
The ceiling in the laundry room / furnace room is not properly repaired and maintained. The exhaust duct at the very top is not properly sealed.
30. New Item on List - 975 - Common Area - SPLC 34.10 (3), 34.33(2) - Repair or replace the unsafe stairway in an approved manner.
The stairway leading from the first floor to the second floor is missing the black rubber grips on the steps. There are steps that have it and there are steps that do not. There is also a step that has the edge cracked and chipped off.
31. New Item on List - 975 - Unit 2 - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the cabinets in an approved manner.
Underneath the kitchen cabinet is an access panel that is very big and allows insects and rodents to enter and travel about.
32. New Item on List - 977 - Unit 2 - MN State Statute 299F.50 Immediately provide and maintain an approved Carbon Monoxide Alarm in a location within ten (10) feet of each sleeping area. Installation shall be in accordance with manufacturer's instructions.-The carbon monoxide alarm is chirping and the screen indicator is showing low battery.

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: Efrayn.Franquiz@ci.stpaul.mn.us or call me at 651-266-8955 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Efrayn Franquiz
Fire Inspector

Ref. # 14809