



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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September 17, 2012

CURTIS L. WOETZEL
KELLY M WOETZEL
14118 NAPLES ST. NE
HAM LAKE MN 55304-6401

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 706 CONWAY ST
Ref. # 107740

Dear Property Representative:

Your building was inspected on September 17, 2012, 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. **An inspection will be made on October 17, 2012 at 1:15 pm or the property vacated.**

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. Basement - Staircase - SPLC 34.10 (3), 34.33(2) - Repair or replace the unsafe stairway in an approved manner.-Repair or replace stringer underneath basement staircase steps. Replace weak/soft basement steps and include kick boards for all steps.
2. Basement - Storage - UMC 1346.703 - Provide 30 inches clearance around all mechanical equipment.-Tenants are to remove all materials stored against, in front or on water heater and furnace.
3. Basement - Throughout - SPLC 34.10 (5), 34.33 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.-Tenants are to clean and remove clutter from basement throughout.
4. Exterior - 2nd Floor South Porch - SPLC 34.08 (1), 34.31 (1) - All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces.-Remove mattress from 2nd floor south porch.

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5. Exterior - Back Yard - MSFC 307.1 Fire Prevention has been receiving complaints regarding fires conducted on your property. All fires on the ground must be a minimum of 25 feet from structures or contained in a grill or outdoor fireplace. Wind speeds must be under 10 mph, constantly attended, a means of extinguishment must be provided. Only natural firewood can be burned (no construction materials, brush or waste materials), and fire shall be extinguished if the smoke is deemed a nuisance. A citation will be issued for non-compliance.-Remove unsafe fire pit.
6. Exterior - Back Yard - SPLC 34.08 (3) - Provide and maintain suitable ground cover on all exterior areas to control erosion.-Provide seed for back yard.
7. Exterior - Chimney - SPLC 34.08 (5), 34.31 (3) - Repair, replace and maintain all exterior surfaces on fences, sheds, garages and other accessory structures free from holes and deterioration. Provide and maintain exterior unprotected surfaces painted or protected from the elements.-Repair and seal missing mortar between brick joints.
8. Exterior - Foundation Walls - SPLC 34.09 (1) a, 34.32 (1) a - Provide and maintain foundation elements to adequately support this building at all points.-Seal all cracks along foundation walls throughout the property.
9. Exterior - North Staircase - SPLC 34.09 (2), 34.32(2) - Repair or replace the unsafe stairways, porch, decks or railings in an approved manner. This work may require a permit(s). Call DSI at (651) 266-9090.-Replace all deteriorated and rotted out boards throughout north exterior staircase.
10. Exterior - North Staircase - SPLC 34.09 (2), 34.32(2) - Repair or replace the damaged guardrail in an approved manner. This work may require a permit(s). Call DSI at (651) 266-9090.-Replace all damaged guardrails and install code compliant guardrails on north exterior staircase.
11. Exterior - Northwest Corner - SPLC 34.08 (5), 34.31 (3) - Repair, replace and maintain all exterior surfaces on fences, sheds, garages and other accessory structures free from holes and deterioration. Provide and maintain exterior unprotected surfaces painted or protected from the elements.-Repair, replace or remove fence.
12. Exterior - Parking Spaces - SPLC 34.08 (7) - All parking spaces shall be paved with asphalt, concrete, or durable dustless surfacing. Before any existing spaces may be paved, site plan approval must be obtained as specified in the St. Paul Zoning Code. Contact DSI Zoning at 651-266-9090.-Have a licensed contractor install proper parking slabs.
13. Exterior - Sidewalks - SPLC 34.08 (10) - Repair, replace and maintain exterior sidewalks, walkways and stairs.-Repair or replace sinking, damaged or missing private sidewalk slabs.

14. Exterior - Throughout - 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 or replace all damaged, deteriorated or missing wooden sills, siding and eaves.
15. Exterior - Window Screens - SPLC 34.09 (3), 34.32 (3) - Provide or repair and maintain the window screen.-Repair or replace all missing window screens throughout the property.
16. UNIT 1 - Throughout - SPLC 34.10 (5), 34.33 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.-Tenants are to clean grease and other stains from walls, floors and ceilings throughout unit. Tenant is to remove recycling stored inside of house.
17. UNIT 1 - Throughout - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door in good condition.-Repair or replace all damaged and broken doors throughout unit.
18. UNIT 1 - Throughout - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the walls in an approved manner.-Patch the holes and/or cracks in the walls. Paint the walls.
19. UNIT 1 - Throughout - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door latch.- Repair and replace all broken or missing door knobs throughout unit.
20. UNIT 1 - Throughout - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped.-Replace all missing or broken light fixture covers throughout unit.
21. UNIT 1 - Throughout - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.-Remove all extension cords throughout unit.
22. UNIT 2 - Bathroom Floor - 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.-Replace or repair weak/soft sub floor in bathroom.
23. UNIT 2 - ELECTRIC SERVICE - SPLC 34.23, MSFC 110.1 - This occupancy is condemned as unfit for human habitation. This occupancy must not be used until re-inspected and approved by this office.-Restore electrical service to unit.
24. UNIT 2 - Storage Room - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door frame.-Repair attic door frame leading up to storage room.
25. UNIT 2 - Throughout - SPLC 34.12 (2), 34.35 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition.-Remove all previous tenant belongings from unit.
26. UNIT 2 - Throughout - SPLC 34.10 (5), 34.33 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.-Clean all floors, walls and ceilings throughout unit.

27. UNIT 2 - Throughout - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door in good condition.-Replace all damaged doors throughout unit.
28. UNIT 2 - Throughout - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door latch.- Repair or replace all damaged or missing door knobs throughout unit.
29. SPLC 34.11 (6), 34.34 (3) - Provide service of heating facility by a licensed contractor which must include a carbon monoxide test. Submit a completed copy of the Saint Paul Fire Marshal's Existing Fuel Burning Equipment Safety Test Report 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: (651-266-8688) and must be filed within 10 days of the date of this order.

If you have any questions, email me at: sean.westenhofer@ci.stpaul.mn.us or call me at 651-266-8982 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,

Sean Westenhofer
Fire Inspector
Ref. # 107740