



May 6, 2024

CORTEX PROPERTY MANAGEMENT
7595 CURRELL BLVD SUITE 25728
ST PAUL MN 55125 USA

FIRE INSPECTION CORRECTION NOTICE

RE: 251 MARIA AVE
Ref. #11194
Residential Class: C

Dear Property Representative:

Your building was inspected on May 6, 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 June 3, 2024 at 2:00PM.

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. 2nd floor common hallway - MN Stat. 299F.362, MSFC 1103.8 - Immediately provide and maintain a smoke alarm located outside each sleeping area. **Repair the damaged smoke alarm.**
2. Multiple locations - MSFC 505.1 - Provide address numbers at least four (4) inches in height. **Provide unit numbers on the doors.**

3. Multiple locations - 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. **Repair the damaged stucco and siding.**
4. Multiple locations - SPLC 34.09 (4), 34.33 (3) -All screens shall be maintained in a professional state of maintenance and repair. **Missing screens.**
5. Roof - SPLC Sec 33.03 Building and general construction. No person shall construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure without first obtaining a building permit from the building official. Permits for building or general construction are not required for repairs for maintenance only or for minor alterations provided they are not required under the state building code, this chapter or other pertinent provisions of the Saint Paul Legislative Code, and provided the cost of such repairs and minor alterations does not exceed the present market value of five hundred dollars (\$500.00). **Permit still open for the new roof installed. Have the work inspected by a building inspector and permit # 2022 120895 RPR 00 B finalized and closed.**
6. Unit 2 - MN Stat. 299F.362, MSFC 1103.8 - Immediately provide and maintain a smoke alarm located outside each sleeping area.
7. Unit 2 - MN Stat. 299F.51 - 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.
8. Unit 2 bathroom - MSFC 703.1, 704.1 - Repair and maintain the required fire resistive construction with approved materials and methods. This work may require a permit(s). Call DSI at (651) 266-8989. **Repair the water damaged ceiling.**
9. Unit 3 - MN Stat. 299F.51 - 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.
10. Unit 4 - MN Stat. 299F.51 - 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.
11. Unit 6 - MN Stat. 299F.362, MSFC 1103.8 - Immediately provide and maintain a smoke alarm located outside each sleeping area.

12. Unit 6 - MN Stat. 299F.51 - 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.
13. Unit 7 sleeping room - MN Stat. 299F.362, MSFC 1103.8 - Immediately provide and maintain a smoke alarm located outside each sleeping area. **Smoke alarm would not test.**
14. Unit 9 - SPLC 40.06 - Uncertified portions of the building must not be occupied until inspected and approved by this office. **Unit uncertified due to but not limited to renovations.**
15. Units 5 and 8 - SPLC 34.19 - Provide access to the inspector to all areas of the building.
16. 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. **Apply for a building permit for the new windows. This building is in a historic district apply for the permit with the Heritage Preservation Commission.**
17. SPLC 39.02(c) - Complete and sign the smoke alarm affidavit and return it to this office.
18. SPLC 34.08 (1), 34.32 (1) - Sanitation. All exterior property areas shall be maintained in a clean, safe and sanitary condition, free from any accumulation of garbage, mixed municipal solid waste, animal feces or refuse. **Remove the old furniture, mattresses and any other refuse.**
19. MSFC 906.1, MN Stat. 299F.361 - Provide approved fire extinguishers in accordance with the following types, sizes and locations. -Provide one minimum 1A10BC fire extinguisher within each apartment unit or a minimum 2A10BC not be more than 50' travel distance from each apartment entrance. They must be permanently mounted between 3 and 5 feet high in readily visible and easily accessible locations-

20. 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.
Front of building - Repair the gutter and rear of building the rain down spout is detached.

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: travis.almsted@ci.stpaul.mn.us or call me at 651-266-8977 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,

Travis Almsted
Fire Safety Inspector II

Reference Number 11194