

Date: August 22, 2024
File #: 24 - 013360
Folder Name: 754 PAYNE AVE
PIN: 292922430141



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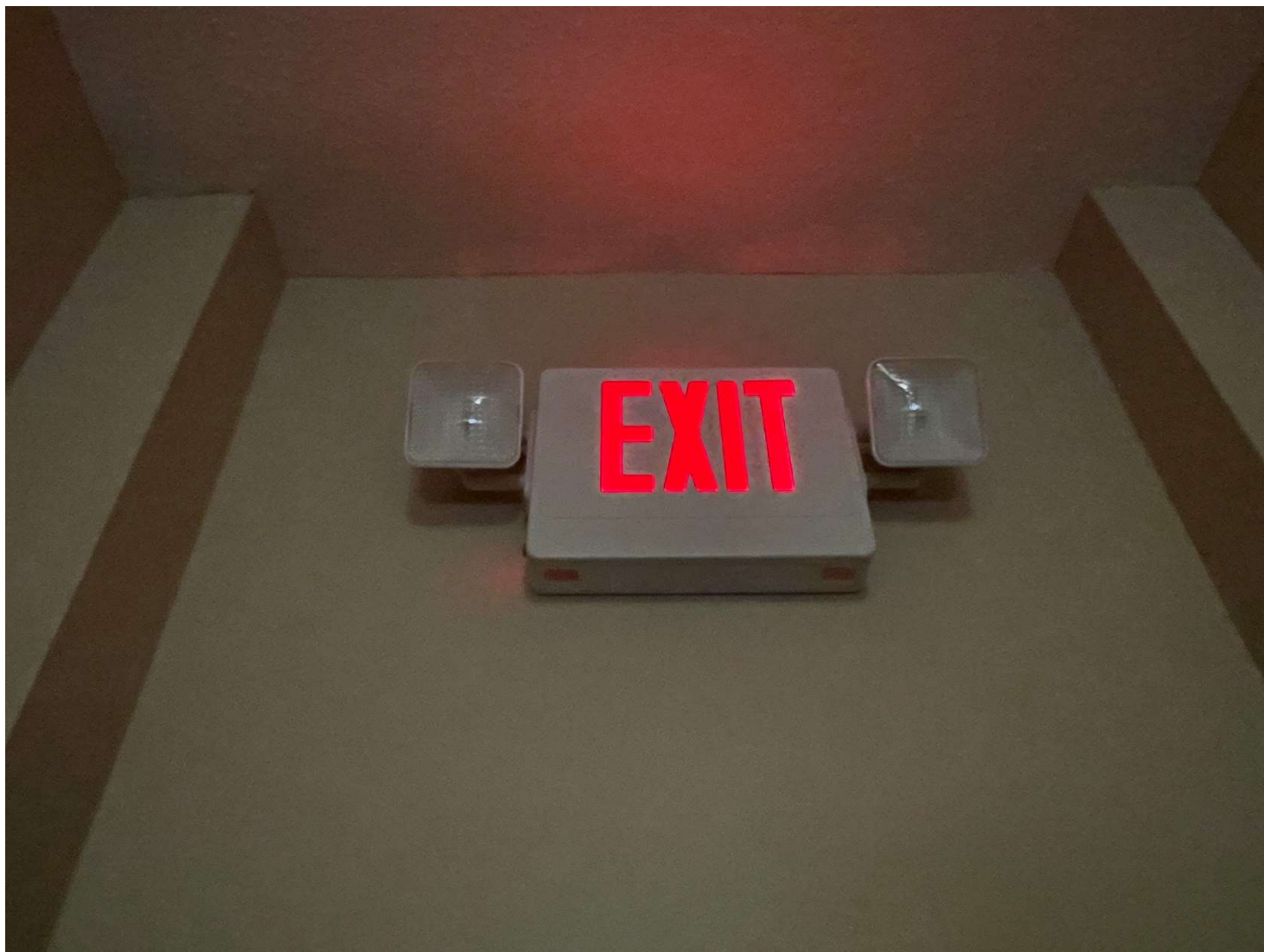
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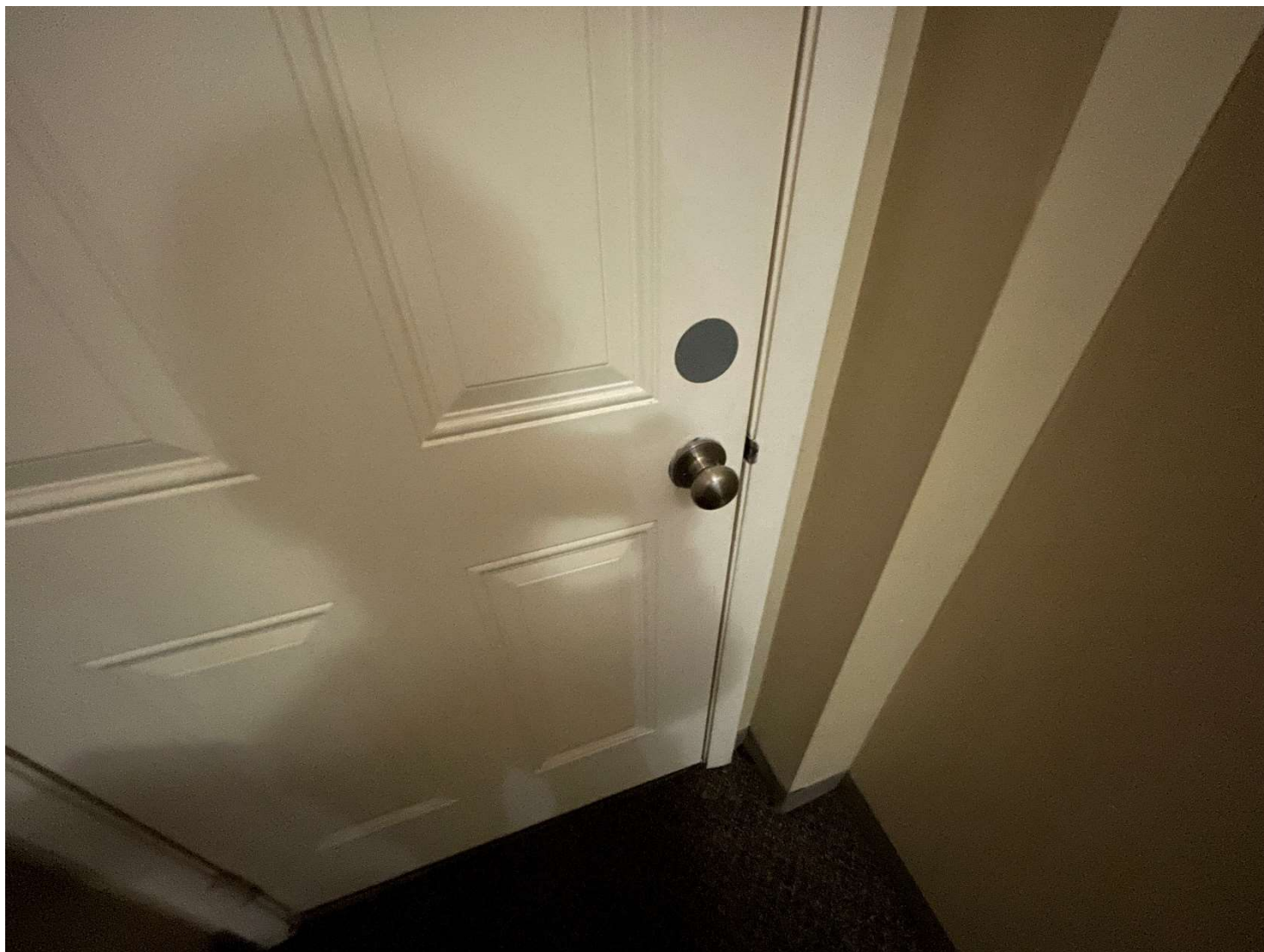
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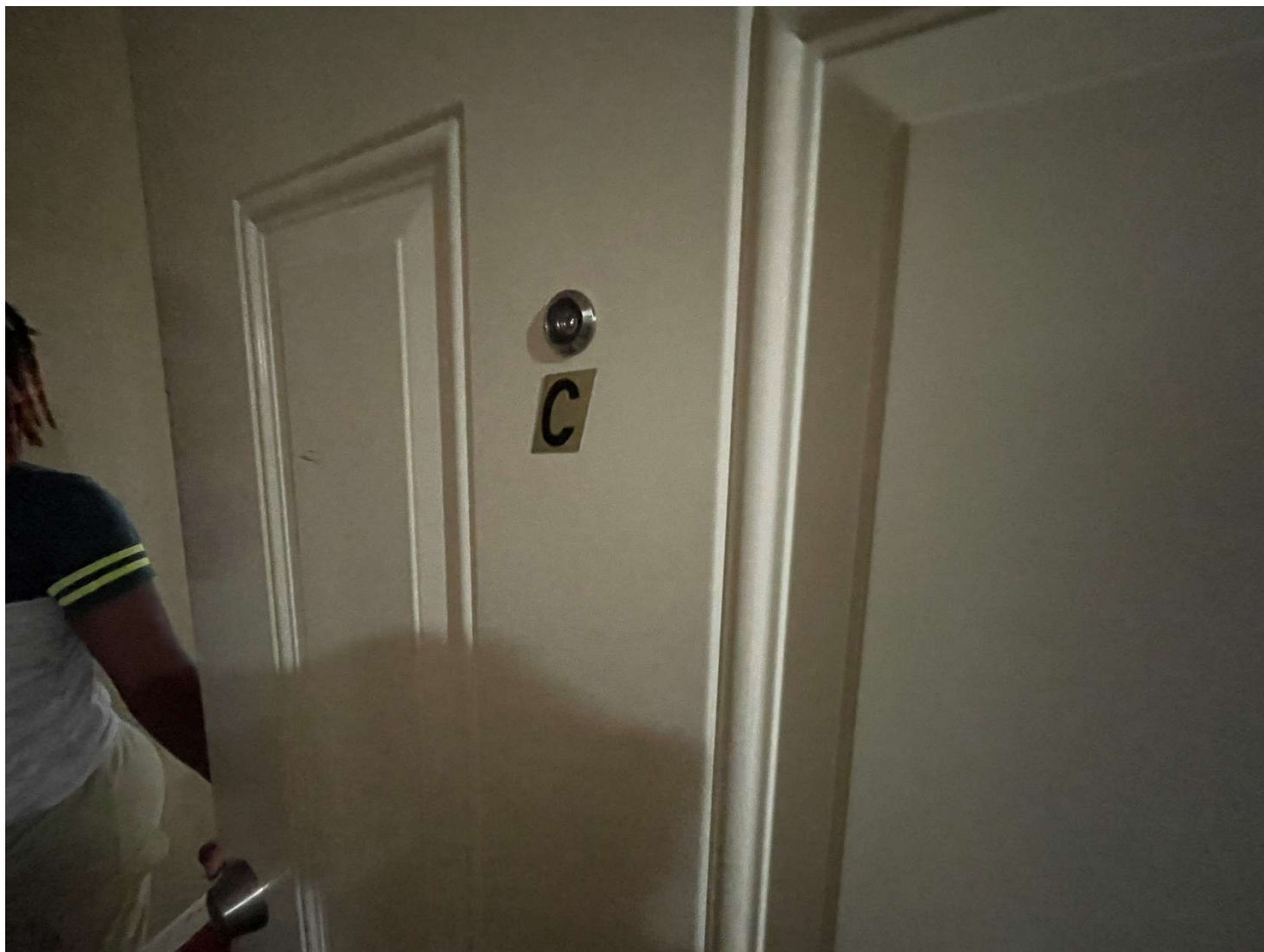
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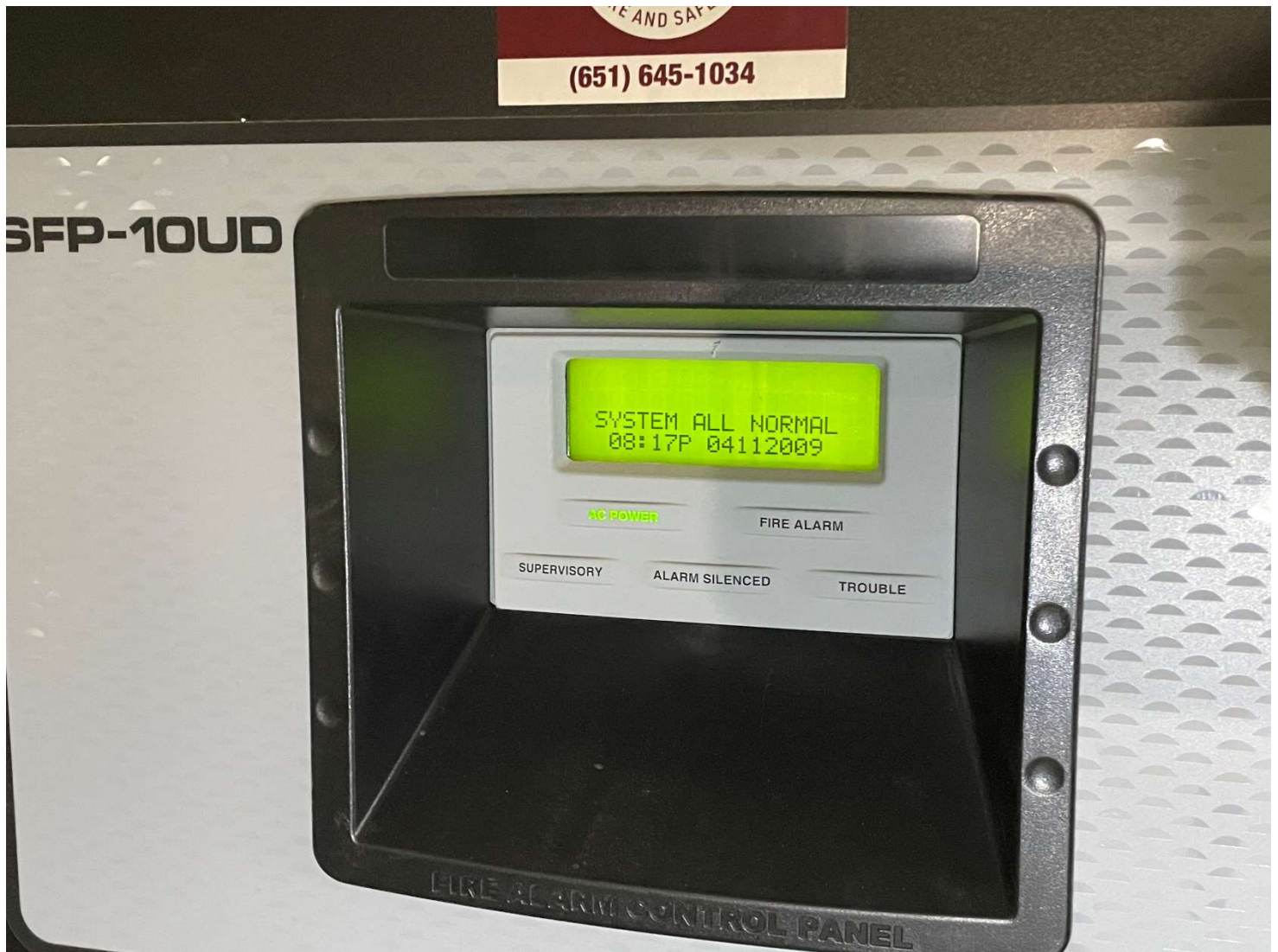
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September 9, 2024
Chelsea Ruane
L & M Property Management
800 RICE ST
ST PAUL MN 55117

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 754 PAYNE AVE
Ref. # 11202

Dear Property Representative:

Your building was inspected on September 6, 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 October 1, 2024, at 10:30 am 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. Exterior - Deck - SPLC 34.08 (5), 34.32 (3) - All accessory structures including, but not limited to, detached garages, sheds and fences shall be maintained structurally sound and in good repair. Provide and maintain exterior unprotected surfaces painted or protected from the elements. -Deck paint chipped, peeling, and in disrepair - boards not protected from the elements - floor boards worn and deteriorating
2. Exterior - Front Lower-Level Right Side - SPLC 34.09 (4) a, 34.33 (3) a - Repair and maintain the window glass. Windows shall be fully supplied with windowpanes which are without open cracks or holes. -Window has damaged glass - cracked and has hole in glass

3. Exterior - Rear Entry Door - SPLC 34.09(4), 34.33 (3) - Repair and maintain the door in good condition. -Door frame cracked and splitting - door seal and frame gouged - door damaged, bent, and latch not sitting flush, area around latch split and separating
4. Exterior - Throughout - 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. -Siding and trim pieces - chipped and peeling paint - strip and repaint siding and trim
5. Exterior - Throughout - SPLC 34.09 (4), 34.33 (3) -All screens shall be maintained in a professional state of maintenance and repair. -Repair or replace damaged and missing screens
6. Unit A - Kitchen - 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. -Missing stove and refrigerator
7. Unit A - SPLC 34.14 (2)(A), 34.34 (5)(A) - Provide an approved electrical service adequate to meet the building's needs. This work may require a permit(s), call DSI at (651) 266-8989.-Electrical service turned off.
8. Unit A - SPLC 40.06 - Uncertified portions of the building must not be occupied until inspected and approved by this office. -Uncertified due to but not limited to unable to test smoke or combination smoke/carbon monoxide alarms, no power to unit
9. Unit B - Kitchen - 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. -Missing stove and refrigerator
10. Unit B - SPLC 34.14 (2)(A), 34.34 (5)(A) - Provide an approved electrical service adequate to meet the building's needs. This work may require a permit(s), call DSI at (651) 266-8989.-Electrical service turned off.
11. Unit B - SPLC 40.06 - Uncertified portions of the building must not be occupied until inspected and approved by this office. -Uncertified due to but not limited to unable to test smoke or combination smoke/carbon monoxide alarms, no power to unit

12. SPLC Sec. 40.06. - Suspension, revocation, and denial; (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-Revoked for but not limited to long term non-compliance in making corrections for Fire Certificate of Occupancy that was scheduled for October 11, 2023 - No Entry Fee, November 8, 2023 - rescheduled, December 11, 2023 Certificate of Occupancy Inspection, December 12, 2023 - 24 hour reinspect, January 11, 2024, January 25, 2024, and February 14, 2024 - Approved with Corrections, March 12, 2024, April 12, 2024, May 17, 2024, June 26, 2024, and August 5, 2024

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: Daryl.Chute@ci.stpaul.mn.us or call me at 651-266-9129 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Daryl Chute
Fire Safety Inspector II

Ref. # 11202



September 13, 2023

Updown Property Management
1400 Van Buren St Ne Suite 200-240
Minneapolis Mn 55413 Usa

Fire Safety Inspection Appointment

Dear Property Owner:

We have scheduled an inspection of your property. The details of the inspection are listed below:

Address:	754 Payne Ave	Units:	6
Date:	October 11, 2023	Time:	02:00 pm
Inspector:	Daryl Chute	Phone:	651-266-9129
		Email:	Daryl.Chute@ci.stpaul.mn.us

Action Required By You

You or someone representing you must report to the front of the building to accompany the inspector throughout the building, including each rental unit, where applicable. Please have keys available to all units and common areas. The owner of a building is responsible for notifying the tenants that an inspection will be done at least 24 hours before the inspection.

If you no longer own or manage this building, contact Daryl Chute at 651-266-9129 immediately.

Additional Action Required For Housing

You must complete a **Smoke and Carbon Monoxide Detector Affidavit** prior to the inspection.

The success of your initial inspection determines what happens next in the inspection cycle. Routine self-inspections before our visit can help you obtain the best grade possible.

About the Inspection

Forms, fee schedules, a pre-inspection checklist and other inspection handouts and information are available on our website at: <http://www.stpaul.gov/cofo>. Thank you for your co-operation.

Saint Paul Legislative Code authorizes this inspection and the collection of inspection fees. It is a criminal misdemeanor violation to not appear for this appointment without rescheduling with the inspector. In addition, a No Entry fee may be assessed to your Renewal fee if you need to re-schedule the appointment but fail to notify the inspector in writing by 8:00 a.m. on the date of the inspection.



**Fire Certificate of Occupancy
Fee Invoice**

CITY OF SAINT PAUL
Department of Safety and Inspections
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
PHONE: (651) 266- 8989
FAX: (651) 266- 9124
An Equal Opportunity Employer

Check this box if making any name or mailing address corrections.

CHELSEA RUANE L & M PROPERTY MANAGEMENT
800 RICE ST
ST PAUL MN 55117

Bill Date: October 3, 2024
Amount Due: \$660.00
Due Date: November 3, 2024
Customer #: 1898556

**** Late fees will be charged if not paid by due date ****

Property Address:
754 PAYNE AVE

Ref.# 11202
Folder RSN: 5249863

Date	Type of Fee	Bill #	Amount
August 6, 2024	CO Residential 3+ Units Initial Fee	1904242	\$330.00
September 9, 2024	CO Residential 3+ Units Reinspection Fee	1904242	\$165.00
October 1, 2024	CO Residential 3+ Units Reinspection Fee	1904242	\$165.00

PAY THIS AMOUNT: \$660.00

You can pay this invoice online by going to **online.stpaul.gov** and selecting the 'Make a Payment' option. You will need your customer number and bill number to process a payment - both can be found on this invoice.

Mail to: Billing
 Department of Safety and Inspections
 375 Jackson Street, Suite 220
 Saint Paul, MN 55101-1806

Make Checks Payable to: City of St. Paul
 ** Return this document with payment **



Signature of Cardholder (required for all charges): _____

IF PAYING BY CREDIT CARD PLEASE COMPLETE THE FOLLOWING INFORMATION: Pay this Amount: \$660.00

Customer #: 1898556

Ref. #: 11202

Folder RSN : 5249863

<input type="checkbox"/> Amex <input type="checkbox"/> MasterCard <input type="checkbox"/> Discover <input type="checkbox"/> Visa	 	Expiration Date: Month / Year																	
										Security Code									
Enter Account Number																			

Beginning April 3, 2021, a 2.49% convenience fee will be charged for all credit card transactions and will appear as a separate transaction on your card statement. This fee is charged by the service provider the Department of Safety and Inspections uses to handle credit card transactions. The City will not receive any of the convenience fees. To avoid convenience fees, you may pay your invoice by electronic check using the "Pay My Bill " option. Check, credit card and cash payments will still be accepted at 375 Jackson St., #220.



October 11, 2023

L&M Property Management
800 Rice St
St Paul Mn 55117

Fire Safety Inspection Appointment

*****2nd ATTEMPT*****

Dear Property Owner:

We have scheduled an inspection of your property. The details of the inspection are listed below:

Address:	754 Payne Ave	Units:	6
Date:	November 8, 2023	Time:	02:00 pm
Inspector:	Daryl Chute	Phone:	651-266-9129
		Email:	Daryl.Chute@ci.stpaul.mn.us

Action Required By You

You or someone representing you must report to the front of the building to accompany the inspector throughout the building, including each rental unit, where applicable. Please have keys available to all units and common areas. The owner of a building is responsible for notifying the tenants that an inspection will be done at least 24 hours before the inspection.

If you no longer own or manage this building, contact Daryl Chute at 651-266-9129 immediately.

Additional Action Required For Housing

You must complete a **Smoke and Carbon Monoxide Detector Affidavit** prior to the inspection.

The success of your initial inspection determines what happens next in the inspection cycle. Routine self-inspections before our visit can help you obtain the best grade possible.

About the Inspection

Forms, fee schedules, a pre-inspection checklist and other inspection handouts and information are available on our website at: <http://www.stpaul.gov/cofo>. Thank you for your co-operation.

Saint Paul Legislative Code authorizes this inspection and the collection of inspection fees. It is a criminal misdemeanor violation to not appear for this appointment without rescheduling with the inspector. In addition, a No Entry fee may be assessed to your Renewal fee if you need to re-schedule the appointment but fail to notify the inspector in writing by 8:00 a.m. on the date of the inspection.



Fire Certificate of Occupancy

CITY OF SAINT PAUL
Department of Safety and Inspections
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
PHONE: (651) 266-8989
FAX: (651) 266-9124
An Equal Opportunity Employer

**** FINAL NOTICE ****

Check this box if making any name or mailing address corrections.

CHELSEA RUANE L & M PROPERTY MANAGEMENT
800 RICE ST
ST PAUL MN 55117

Bill Date: November 4, 2024

Customer #: 1898556

Amount Due: \$660.00

Due Date: November 19, 2024

**** You were sent a Fire Inspection Fee Invoice and payment has not been received. ****
Payment must be received in this office no later than November 19, 2024 or the fee invoice plus administrative costs will be submitted for assessment to your property tax.

Property Address:
754 PAYNE AVE

Ref.# 11202
Folder RSN: 5249863

Date	Type of Fee	Bill #	Amount
August 6, 2024	CO Residential 3+ Units Initial Fee	1904242	\$330.00
September 9, 2024	CO Residential 3+ Units Reinspection Fee	1904242	\$165.00
October 1, 2024	CO Residential 3+ Units Reinspection Fee	1904242	\$165.00

PAY THIS AMOUNT: \$660.00

You can pay this invoice online by going to **online.stpaul.gov** and selecting the **'Make a Payment'** option. You will need your customer number and bill number to process a payment - both can be

Mail to: Billing
 Saint Paul Fire Inspection
 375 Jackson Street, Suite 220
 St. Paul, MN 55101-1806

Make Checks Payable to: City of St. Paul
 ** Return this document with payment **



Signature of Cardholder (required for all charges):	
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IF PAYING BY CREDIT CARD PLEASE COMPLETE THE FOLLOWING INFORMATION: Pay this Amount: \$660.00

Customer #: 1898556

Ref. #: 11202

Folder RSN : 5249863

<input type="checkbox"/> Amex <input type="checkbox"/> Discover	<input type="checkbox"/> MasterCard <input type="checkbox"/> Visa	  <small>4 Digit Verification Number 3 Digit Verification Number</small>	Expiration Date: Month / Year																
		Security Code																	
Enter Account Number																			

Beginning April 3, 2021, a 2.49% convenience fee will be charged for all credit card transactions and will appear as a separate transaction on your card statement. This fee is charged by the service provider the Department of Safety and Inspections uses to handle credit card transactions. The City will not receive any of the convenience fees. To avoid convenience fees, you may pay your invoice by electronic check using the "Pay My Bill" option. Check, credit card and cash payments will still be accepted at 375 Jackson St., #220.



December 12, 2023

ABIYOU ROSE
L & M PROPERTY MNGEMENT
800 RICE ST
ST PAUL MN 55117 USA

FIRE INSPECTION CORRECTION NOTICE

RE: 754 PAYNE AVE
Ref. #11202
Residential Class: C

Dear Property Representative:

Your building was inspected on December 11, 2023, 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 24-hour re-inspection will be made on December 12, 2023, at 11:30 am for Fire Panel and hard-wired detectors in Unit E.

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. Basement - Fire Panel - MSFC 901.7 - Provide a fire watch until the fire protection system is returned to service. -Fire panel indicating trouble alarm - provide fire watch until alarm panel is in good working order

2. Basement - Hot Water Heaters - 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).-Multiple water heaters were replaced without permit - a permit is required - contractor shall pull a permit, have work inspected, and the permit closed
3. Basement - Sprinkler System - MSFC 901.6 - Contact a fire sprinkler contractor to replace all painted or damaged fire sprinkler heads. All sprinkler work must be done by a licensed contractor under permit. -Sprinkler head is paint covered - replace sprinkler head and have sprinkler system inspected to confirm system will operate as designed
4. Basement - Throughout - MSFC 901.6 - Provide required annual maintenance of the fire extinguishers by a qualified person and tag the fire extinguishers with the date of service. -Service or replace fire extinguishers - extinguishers last serviced April 2022
5. Exterior - Deck - SPLC 34.08 (5), 34.32 (3) - All accessory structures including, but not limited to, detached garages, sheds and fences shall be maintained structurally sound and in good repair. Provide and maintain exterior unprotected surfaces painted or protected from the elements. -Deck paint chipped, peeling, and in disrepair - boards not protected from the elements - floor boards worn and deteriorating
6. Exterior - Throughout - 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. -Siding and trim pieces - chipped and peeling paint - strip and repaint siding and trim
7. Exterior - Throughout - SPLC 34.09 (4), 34.33 (3) -All screens shall be maintained in a professional state of maintenance and repair. -Repair or replace damaged and missing screens
8. Third Floor - Hallway - MSFC 1013.6.3 - Provide and maintain at least 90 minutes of illumination to the exit signs in case of primary power loss. -Exit signs do not illuminate on test - repair or replace exit signs to be operational if power fails

9. Throughout - Stairs and Hallways - MSFC 1008, SPLC 34.14 (2)d, SPLC 34.35 (5b) - Provide and maintain illumination in all portions of the exit system. -Multiple emergency lights will not operate when tested for battery backup - rear mid stairwell and top of stairwell, and third floor hallway - repair or replace emergency lighting to have battery backup operational
10. Throughout - 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 mouse infestation - provide copy of exterminator report and any abatement measures that are being used
11. Unit A - Throughout - SPLC 34.11 (5), 34.35 (2), MPC 408.3 - Provide adequate hot water between 110 degrees F and 120 degrees F.-Hot water temperature 141 degrees - turn down temperature on hot water heater
12. Unit B - Throughout - SPLC 34.11 (5), 34.35 (2), MPC 408.3 - Provide adequate hot water between 110 degrees F and 120 degrees F.-Hot water temperature 150 degrees - turn down temperature on hot water heater
13. Unit B - Throughout - MN Stat. 299F.362, MSFC 1103.8 - Immediately provide and maintain a smoke alarm located outside each sleeping area. -Smoke alarms would not test - repair or replace smoke and combination detectors to good working order - no 24 hour re-inspect as unit is unoccupied - this unit shall not be occupied until re-inspected and approved by this office
14. Unit B - Throughout - 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. -No carbon monoxide detector present - install carbon monoxide detector or combination detector
15. Unit C - Bedrooms - MN Stat. 299F.362, MSFC 1103.8 - Immediately provide and maintain a smoke alarm located outside each sleeping area. -Missing hard-wired detectors - replace hard-wired detectors - no 24 hour re-inspect required as there is a working combination detector outside of both sleeping areas in the hallway
16. Unit C - Throughout - MSFC 604.5 - Discontinue use of extension cords used in lieu of permanent wiring. -Extension cords are for temporary use only - discontinue use of extension cords - a properly rated power strip may be used if needed

17. Unit C - Throughout - NEC 240.5(B)(3) - Extension Cord Sets - Flexible cord used in listed extension cord sets shall be considered to be protected when applied within the extension cord listing requirements. - Plug appliance directly to outlet or use approved listed cord. -Extension cord plugged into power strip - discontinue daisy chain of extension cord to power-strip, power-strip to extension cord, and power-strip to power-strip
18. Unit C - Throughout - SPLC 34.11 (5), 34.35 (2), MPC 408.3 - Provide adequate hot water between 110 degrees F and 120 degrees F.-Hot water temperature 140 degrees - turn down temperature on hot water heater
19. Unit D - Hallway - MN Stat. 299F.362, MSFC 1103.8 - Immediately provide and maintain a smoke alarm located outside each sleeping area. -Hardwire combination alarm missing - replace hardwire alarm to good working order - no 24 hour re-inspect as there are working alarms in sleeping areas and unit is unoccupied - this unit shall not be occupied until re-inspected and approved by this office
20. Unit E - Hall and Bedroom - MN Stat. 299F.362, MSFC 1103.8 - Immediately provide and maintain a smoke alarm located outside each sleeping area. -Missing hardwire combination detector in hallway and mid bedroom - replace detectors to good working order - only one working detector in back bedroom - a re-inspection will occur within 24 hours
21. Unit E - Kitchen - 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. -Stove burners are not sitting level and are underneath the top portion of the stove - repair or replace stove to good working order
22. Unit F - Main Door - MSFC 1104.1, 1010.1.9.4 - Remove unapproved locks from doors. -Remove hooks from door frame - door should have working locks, the door handle, and the deadbolt
23. Unit F - Main Door - SPLC 34.09(4), 34.33 (3) - Repair and maintain the door in good condition. -Door is warped, damaged, and does not latch closed - door was possibly forced open - tenant is unable to secure door - repair or replace door to good working order
24. 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: Daryl.Chute@ci.stpaul.mn.us or call me at 651-266-9129 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,

Daryl Chute
Fire Safety Inspector II

Reference Number 11202



Fire Inspection Report

City of Saint Paul
 Department of Safety and Inspections
 375 Jackson Street – Suite 220
 Saint Paul MN 55101-1806

Owner Name BB Housing LLC
 Owner Address 800 Rice St
 City State Zip St Paul, MN 55117
 Owner Phone 612 469 9656

License _____
 Complaint _____
 C of O _____
 Date 12/11/2023

Building Address: 754 Payne

You are hereby notified to remedy the conditions stated below immediately. A reinspection will be made after the reinspection date stated below. If you consider any of these code requirements to be unreasonable, you may appeal to the Legislative Hearing Officer. Applications for appeals may be obtained at the City Clerks Office, 310 City Hall 651-266-8585 within 10 days of the date of the original orders.

Code	Conditions to be Corrected
MNSFC	Fire Panel In Trouble Mode - Perform
2	Fire Watch Until Fire Panel Is Reset
SPLC	To Normal
	Unit E - Missing Hardwire Detectors In
	Hallway And Mid Bedroom - Replace
	Detectors

Owner or Representative Signature [Signature]
 Occupancy Type Multi Fam Inspector Signature [Signature]
 CFO Key _____ Reinspection Date 12/12/2023 11:30 am

** For further information on this report, contact the Fire Inspection Division at 651-266-8989 **



November 8, 2023

L&M Property Management
800 Rice St
St Paul Mn 55117

Fire Safety Inspection Appointment

*****NOTE NEW DATE AND TIME*****

Dear Property Owner:

We have scheduled an inspection of your property. The details of the inspection are listed below:

Address:	754 Payne Ave	Units:	6
Date:	December 11, 2023	Time:	10:30 am
Inspector:	Daryl Chute	Phone:	651-266-9129
		Email:	Daryl.Chute@ci.stpaul.mn.us

Action Required By You

You or someone representing you must report to the front of the building to accompany the inspector throughout the building, including each rental unit, where applicable. Please have keys available to all units and common areas. The owner of a building is responsible for notifying the tenants that an inspection will be done at least 24 hours before the inspection.

If you no longer own or manage this building, contact Daryl Chute at 651-266-9129 immediately.

Additional Action Required For Housing

You must complete a **Smoke and Carbon Monoxide Detector Affidavit** prior to the inspection.

The success of your initial inspection determines what happens next in the inspection cycle. Routine self-inspections before our visit can help you obtain the best grade possible.

About the Inspection

Forms, fee schedules, a pre-inspection checklist and other inspection handouts and information are available on our website at: <http://www.stpaul.gov/cofo>. Thank you for your co-operation.

Saint Paul Legislative Code authorizes this inspection and the collection of inspection fees. It is a criminal misdemeanor violation to not appear for this appointment without rescheduling with the inspector. In addition, a No Entry fee may be assessed to your Renewal fee if you need to re-schedule the appointment but fail to notify the inspector in writing by 8:00 a.m. on the date of the inspection.



December 13, 2023

Abiyou Rose
L & M Property Management
800 RICE ST
ST PAUL MN 55117 USA

RE: RE-INSPECTION FIRE CERTIFICATE OF OCCUPANCY WITH DEFICIENCIES
754 PAYNE AVE

Ref. # 11202

Dear Property Representative:

Your building was re-inspected for the Fire Certificate of Occupancy on December 12, 2023. Approval for occupancy will be granted upon compliance with the following deficiency list. The items on the list must be corrected immediately.

A reinspection will be made on January 11, 2024, at 10:00 am.

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 be occupied without a Fire Certificate of Occupancy. The code also provides for the assessment of additional reinspection fees.

DEFICIENCY LIST

1. Basement - Hot Water Heaters - 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).-Multiple water heaters were replaced without permit - a permit is required - contractor shall pull a permit, have work inspected, and the permit closed
2. Basement - Sprinkler System - MSFC 901.6 - Contact a fire sprinkler contractor to replace all painted or damaged fire sprinkler heads. All sprinkler work must be done by a licensed contractor under permit. -Sprinkler head is paint covered - replace sprinkler head and have sprinkler system inspected to confirm system will operate as designed

3. Exterior - Deck - SPLC 34.08 (5), 34.32 (3) - All accessory structures including, but not limited to, detached garages, sheds and fences shall be maintained structurally sound and in good repair. Provide and maintain exterior unprotected surfaces painted or protected from the elements. -Deck paint chipped, peeling, and in disrepair - boards not protected from the elements - floor boards worn and deteriorating
4. Exterior - Throughout - 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. -Siding and trim pieces - chipped and peeling paint - strip and repaint siding and trim
5. Exterior - Throughout - SPLC 34.09 (4), 34.33 (3) -All screens shall be maintained in a professional state of maintenance and repair. -Repair or replace damaged and missing screens
6. Third Floor - Hallway - MSFC 1013.6.3 - Provide and maintain at least 90 minutes of illumination to the exit signs in case of primary power loss. -Exit signs do not illuminate on test - repair or replace exit signs to be operational if power fails
7. Throughout - Stairs and Hallways - MSFC 1008, SPLC 34.14 (2)d, SPLC 34.35 (5b) - Provide and maintain illumination in all portions of the exit system. -Multiple emergency lights will not operate when tested for battery backup - rear mid stairwell and top of stairwell, and third floor hallway - repair or replace emergency lighting to have battery backup operational
8. Throughout - 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 mouse infestation - provide copy of exterminator report and any abatement measures that are being used
9. Unit A - Throughout - SPLC 34.11 (5), 34.35 (2), MPC 408.3 - Provide adequate hot water between 110 degrees F and 120 degrees F.-Hot water temperature 141 degrees - turn down temperature on hot water heater
10. Unit B - Throughout - SPLC 34.11 (5), 34.35 (2), MPC 408.3 - Provide adequate hot water between 110 degrees F and 120 degrees F.-Hot water temperature 150 degrees - turn down temperature on hot water heater
11. Unit B - Throughout - MN Stat. 299F.362, MSFC 1103.8 - Immediately provide and maintain a smoke alarm located outside each sleeping area. -Smoke alarms would not test - repair or replace smoke and combination detectors to good working order - no 24 hour re-inspect as unit is unoccupied - this unit shall not be occupied until re-inspected and approved by this office

12. Unit B - Throughout - 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. -No carbon monoxide detector present - install carbon monoxide detector or combination detector
13. Unit C - Bedrooms - MN Stat. 299F.362, MSFC 1103.8 - Immediately provide and maintain a smoke alarm located outside each sleeping area. -Missing hard-wired detectors - replace hard-wired detectors - no 24 hour re-inspect required as there is a working combination detector outside of both sleeping areas in the hallway
14. Unit C - Throughout - MSFC 604.5 - Discontinue use of extension cords used in lieu of permanent wiring. -Extension cords are for temporary use only - discontinue use of extension cords - a properly rated power strip may be used if needed
15. Unit C - Throughout - NEC 240.5(B)(3) - Extension Cord Sets - Flexible cord used in listed extension cord sets shall be considered to be protected when applied within the extension cord listing requirements. - Plug appliance directly to outlet or use approved listed cord. -Extension cord plugged into power strip - discontinue daisy chain of extension cord to power-strip, power-strip to extension cord, and power-strip to power-strip
16. Unit C - Throughout - SPLC 34.11 (5), 34.35 (2), MPC 408.3 - Provide adequate hot water between 110 degrees F and 120 degrees F.-Hot water temperature 140 degrees - turn down temperature on hot water heater
17. Unit D - Hallway - MN Stat. 299F.362, MSFC 1103.8 - Immediately provide and maintain a smoke alarm located outside each sleeping area. -Hardwire combination alarm missing - replace hardwire alarm to good working order - no 24 hour re-inspect as there are working alarms in sleeping areas and unit is unoccupied - this unit shall not be occupied until re-inspected and approved by this office
18. Unit E - Kitchen - 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. -Stove burners are not sitting level and are underneath the top portion of the stove - repair or replace stove to good working order
19. Unit F - Main Door - MSFC 1104.1, 1010.1.9.4 - Remove unapproved locks from doors. -Remove hooks from door frame - door should have working locks, the door handle, and the deadbolt
20. Unit F - Main Door - SPLC 34.09(4), 34.33 (3) - Repair and maintain the door in good condition. -Door is warped, damaged, and does not latch closed - door was possibly forced open - tenant is unable to secure door - repair or replace door to good working order
21. 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 the original orders.

If you have any questions, email me at Daryl.Chute@ci.stpaul.mn.us or call me at 651-266-9129 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,

Daryl Chute
Fire Safety Inspector II
Ref. # 11202



August 6, 2024

Chelsea Ruane
L & M Property Management
800 Rice St
St Paul Mn 55117

Fire Safety Inspection Appointment

Dear Property Owner:

We have scheduled an inspection of your property. The details of the inspection are listed below:

Address:	754 Payne Ave	Units:	6
Date:	August 21, 2024	Time:	01:00 pm
Inspector:	Daryl Chute	Phone:	651-266-9129
		Email:	Daryl.Chute@ci.stpaul.mn.us

Action Required By You

You or someone representing you must report to the front of the building to accompany the inspector throughout the building, including each rental unit, where applicable. Please have keys available to all units and common areas. The owner of a building is responsible for notifying the tenants that an inspection will be done at least 24 hours before the inspection.

If you no longer own or manage this building, contact Daryl Chute at 651-266-9129 immediately.

Additional Action Required For Housing

You must complete a **Smoke and Carbon Monoxide Detector Affidavit** prior to the inspection.

The success of your initial inspection determines what happens next in the inspection cycle. Routine self-inspections before our visit can help you obtain the best grade possible.

About the Inspection

Forms, fee schedules, a pre-inspection checklist and other inspection handouts and information are available on our website at: <http://www.stpaul.gov/cofo>. Thank you for your co-operation.

Saint Paul Legislative Code authorizes this inspection and the collection of inspection fees. It is a criminal misdemeanor violation to not appear for this appointment without rescheduling with the inspector. In addition, a No Entry fee may be assessed to your Renewal fee if you need to re-schedule the appointment but fail to notify the inspector in writing by 8:00 a.m. on the date of the inspection.

Date: December 12, 2023
File #: 21 - 256104
Folder Name: 754 PAYNE AVE
PIN: 292922430141



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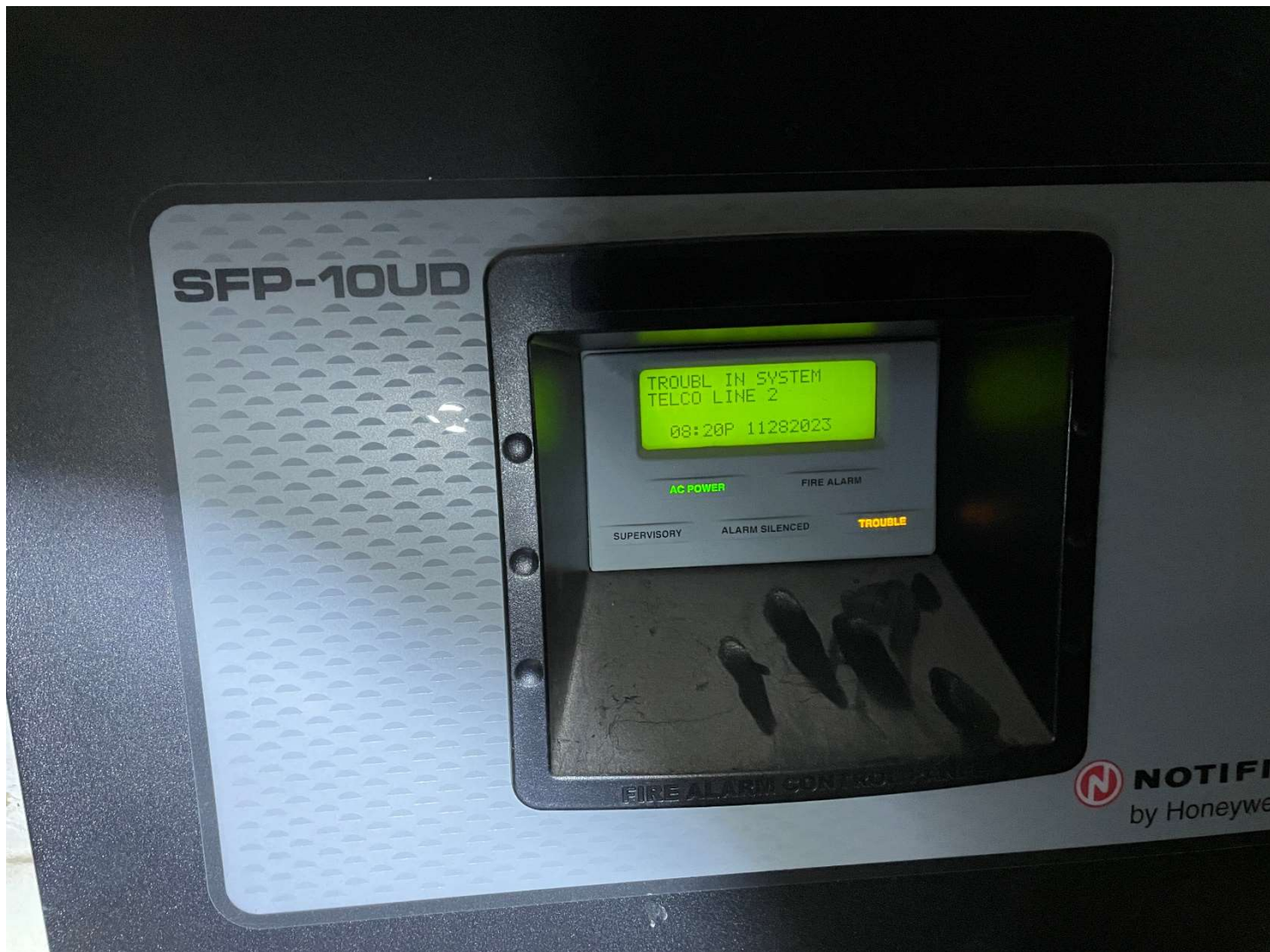
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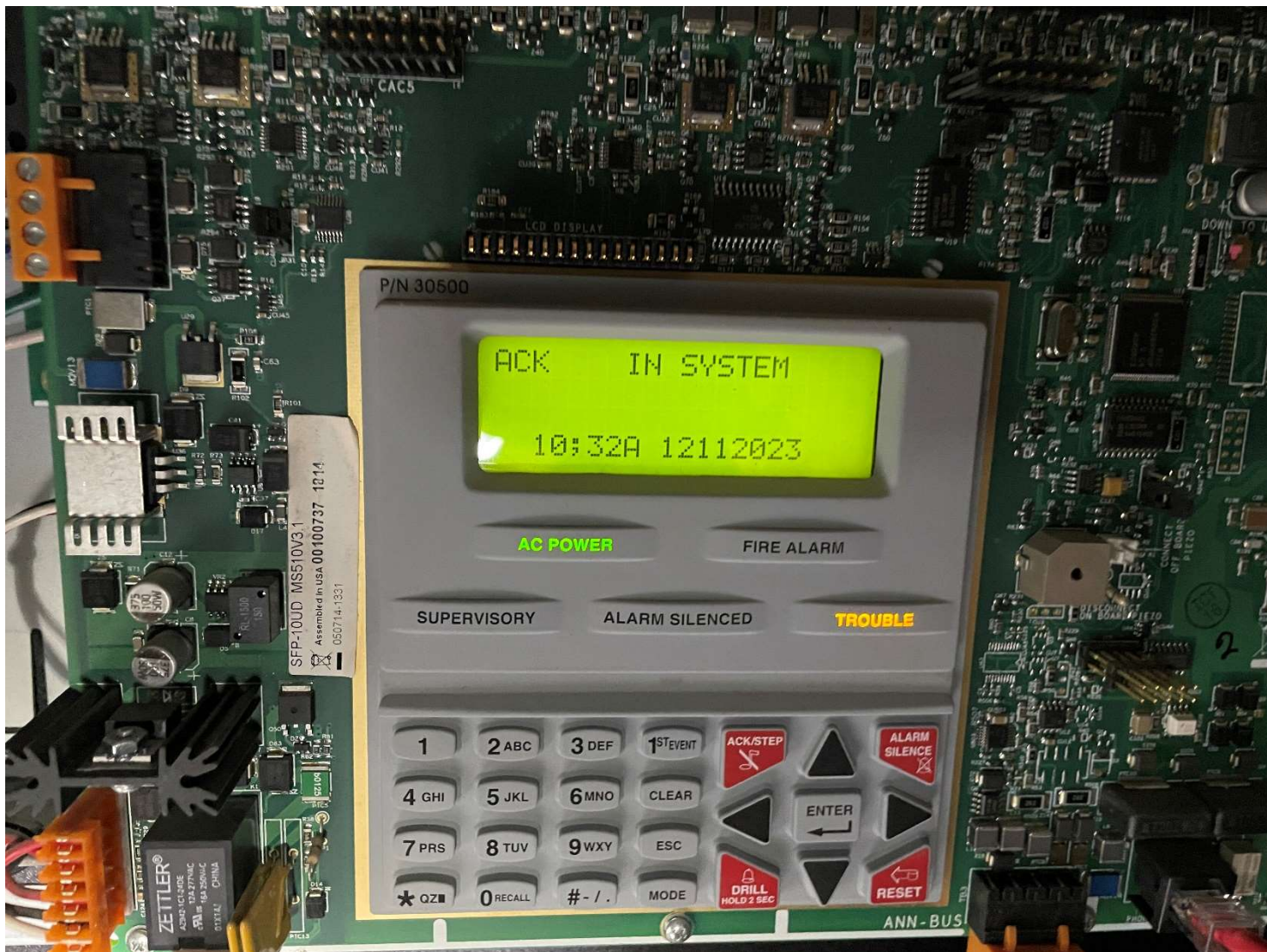
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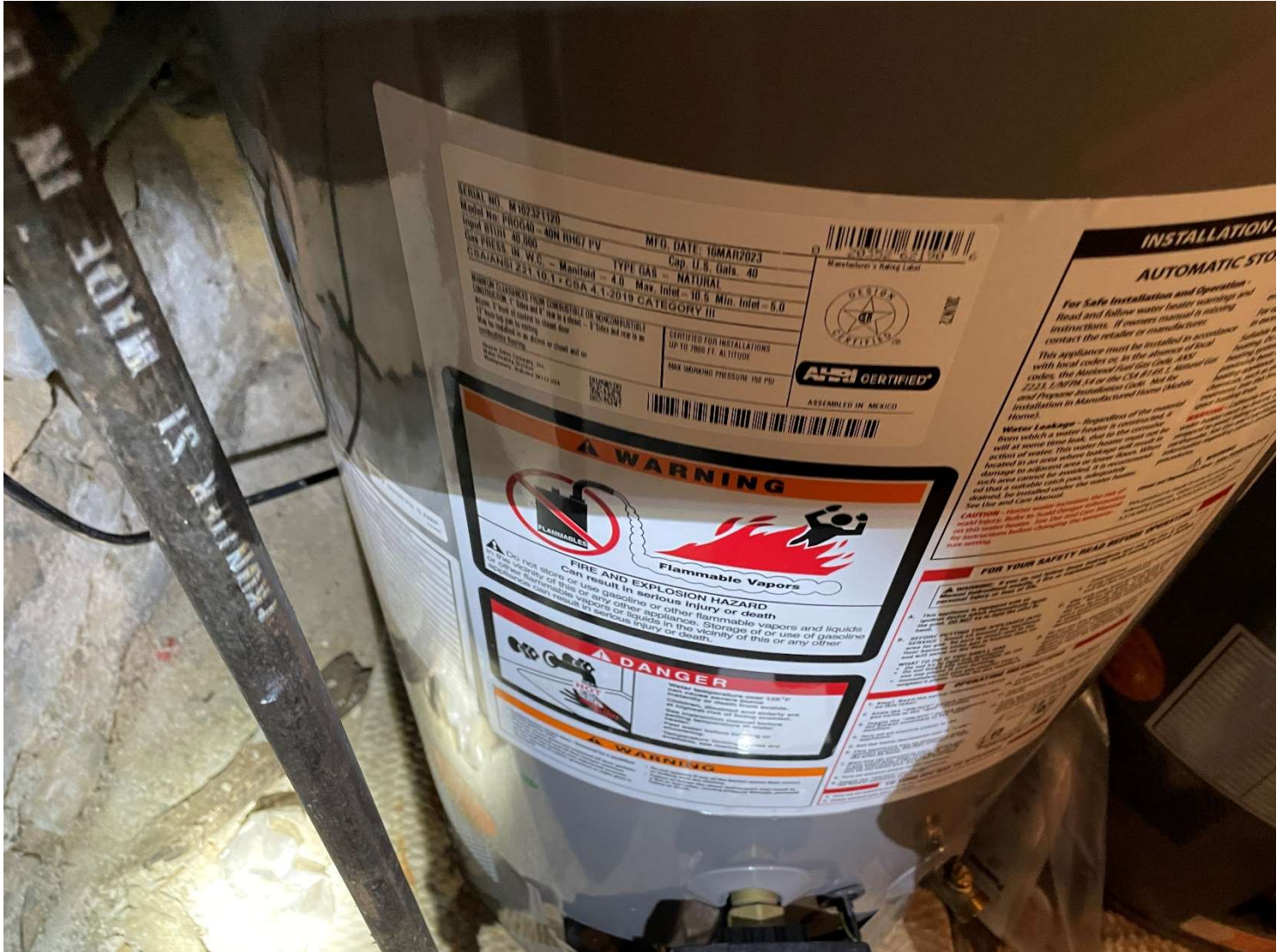
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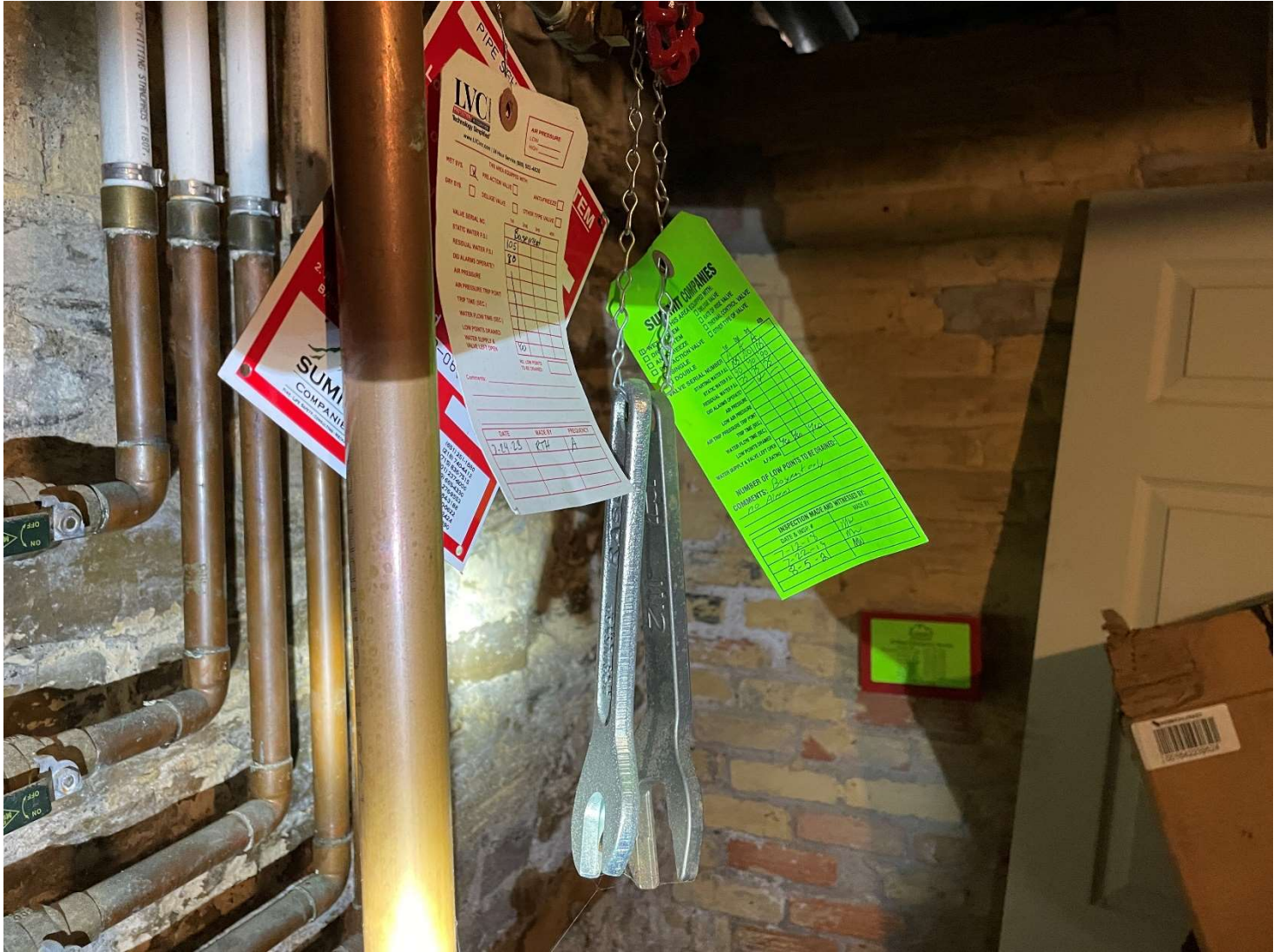
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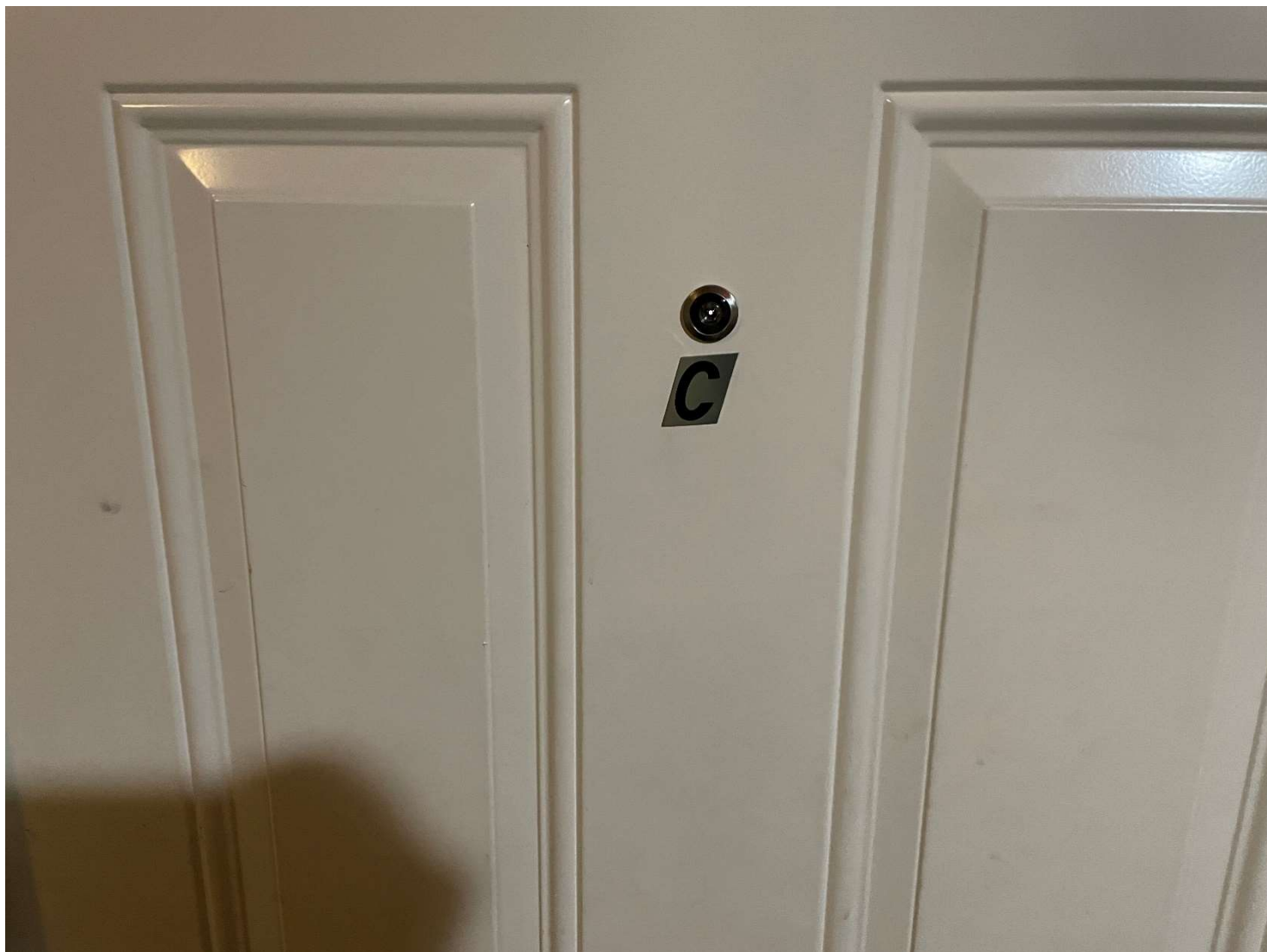
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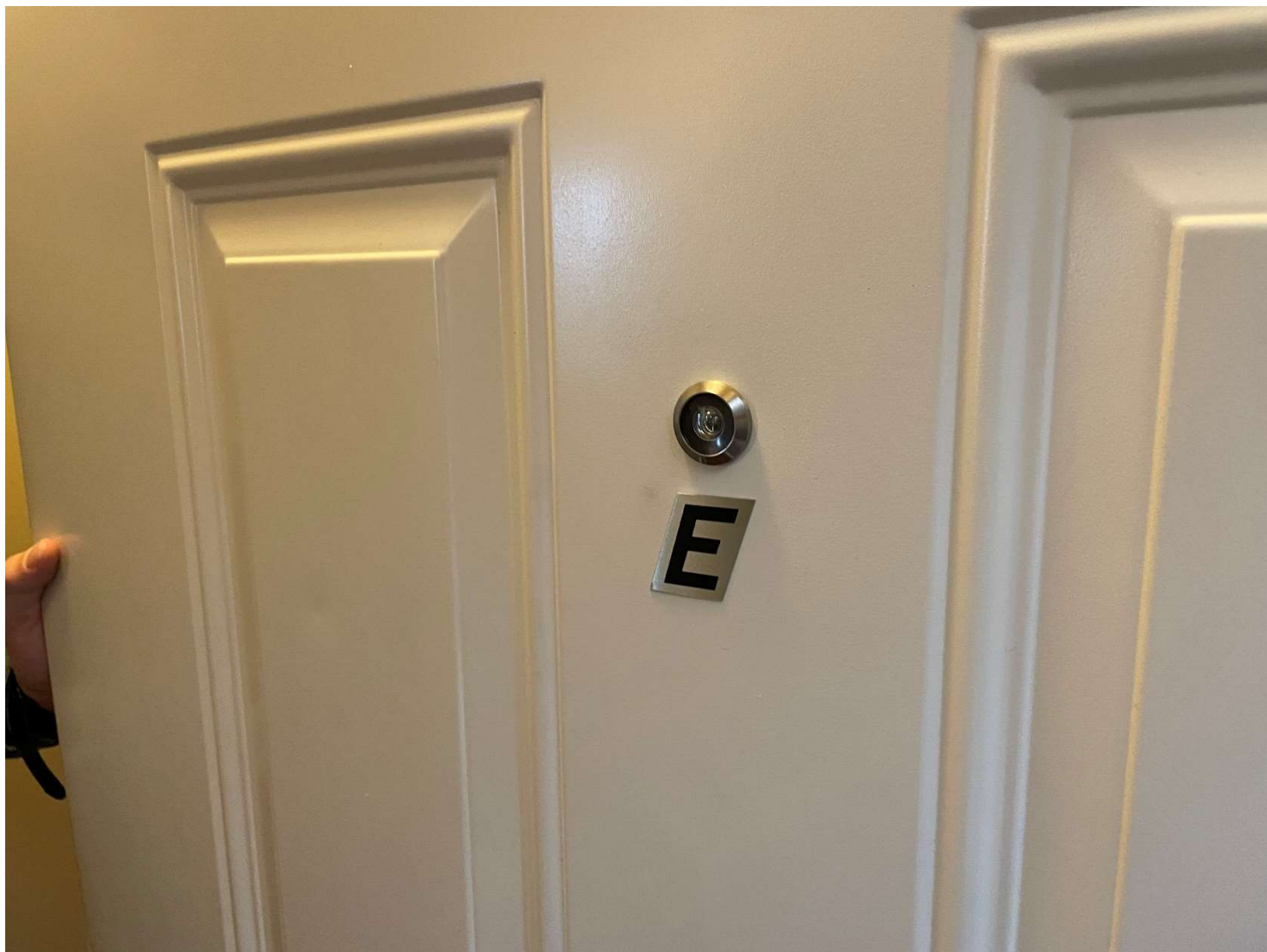
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840 Syndicate St S
Saint Paul, MN 55116
651-261-3073

Date: 8/22/2024

Service: Varies projects to be completed by October 1st 2024

Consumer: L&M Property Management

BB Housing Associates, LLC,

Contact: Chelsea Ruane , Property Manager

Address: 800 Rice St, St Paul, MN 55117

Phone: 651-270-8800

Email: Chelsea@LMpromanagement.com

L&M Property Management:

Below is an estimated contract for service contracting servicesto be completed by October 1st, 2024 for the following properties associated with BB Housing Associates,

49 Manitoba Ave. Saint Paul MN 55117

754 Payne Ave. Saint Paul MN 55117

500 Hopkins St Saint Paul MN 55130

89 Atwater St Saint Paul MN 55117

Estimates will arrive within one week of this signed contract.

Thank you for the opportunity to service you,

Charles J.Becker

651-261-3073

Charlie@651homeservices.com

Communication

651 Home Services LLC, will provide an immediate contact for all services properties. This includes Charles Becker and all associates within the company on which will be providing services. Confirmation of all completed services will be communicated and pictures upon request. If management requests a service be done that is within this contract, 651 Home Services will assure it gets completed. Any outside requests will be charged additionally. Response time is within a 2 hour time frame.

Terms & Conditions The term of this contract will be commenced from September 1st, 2024 until October 1st, 2024. The time of performance of any portion of 651 Home Service LLC's obligations under this agreement will shall be subjected to delay for the following reasons:

Acts of client, its agents or employees, labor disputes, fire, unavoidable circumstances, acts of God, or non-action of public utilities, or of local, State, or Federal government affecting the progress of said work.

Payment must be paid in full no later than 30 days of services being completed.

Damages caused by 651 Home Services LLC's services will be held responsible by the company. Damages including those out of 651 Home Service LLC's control include but are not limited to, vandalism, floor, rain, fire, wind, Acts of God or acts of a persons other than 651 Home Services LLC's employees or agents.

Services provided under this agreement include but are not limited to:

89 Atwater St

Carpentry Secure wall posts from hole and deterioration. These fixings will prevent pests and other animals from entering and nesting in such areas. Correcting the gap in soft trim and roof angles.

Painting Correct water damage on various trim boards, scrape paint chippings and repainted.

49 Manitoba Ave

Carpentry Exterior retaining wall is damaged and missing bricks. Retaining wall will be corrected to prevent excess spillage onto the sidewalk. This will be appropriately structured. Trim on the exterior of the building have openings. Trim will be corrected to prevent animal's access.

Painting Areas on porch will be stripped of paint and repainted.

Payne Ave

Painting Deck will be stripped and repainted so that boards are protected from elements. If needed, boards will be replaced. Siding and trim pieces to be repainted.

500 Hopkins

Carpentry Trim on roof to be repaired from water damage. Repair side access door and correct exposure of all boards.

Painting Garage will be painted once chips and cracks are repaired.

Work will be performed beginning September 1st, 2024 and completed by October 1st, 2024. All work will be cross referenced per correction notices provided to L&M Property Management by the Department of Safety & Inspections of Saint Paul Minnesota.


All communication will be through the property manager Chelsea Ruane. If there are any issues, property manager will be notified and information will be shared to the appropriate agencies decided by the Property Manager.

Estimates for total costs will be submitted and approved by September 1st 2024. Work will not be done prior to the approval of management. 651 Home Services does not hold responsibility for lack of communication between L&M Property Management and the city of Saint Paul. If permit is needed for work, that will be provided prior to.

Each party must sign and date for the contract to be secured. If there is to be any change requested, both parties must agree and fees for services may change. Please note this is a binding contract.

Charles J Becker

Charles Becker
Owner and General Contractor



Chelsea Ruane
Property Manager



August 26, 2024
Chelsea Ruane
L & M Property Management
800 RICE ST
ST PAUL MN 55117

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 754 PAYNE AVE
Ref. # 11202

Dear Property Representative:

Your building was inspected on August 22, 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 September 4, 2024, at 01:00 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. Back Stairwell - MSFC 1008, SPLC 34.14 (2)d, SPLC 34.35 (5b) - Provide and maintain illumination in all portions of the exit system. -Emergency lighting is dim on test
2. Exterior - Deck - SPLC 34.08 (5), 34.32 (3) - All accessory structures including, but not limited to, detached garages, sheds and fences shall be maintained structurally sound and in good repair. Provide and maintain exterior unprotected surfaces painted or protected from the elements. -Deck paint chipped, peeling, and in disrepair - boards not protected from the elements - floor boards worn and deteriorating

3. Exterior - Front Lower-Level Right Side - SPLC 34.09 (4) a, 34.33 (3) a - Repair and maintain the window glass. Windows shall be fully supplied with windowpanes which are without open cracks or holes. -Window has damaged glass - cracked and has hole in glass
4. Exterior - Rear Entry Door - SPLC 34.09(4), 34.33 (3) - Repair and maintain the door in good condition. -Door frame cracked and splitting - door seal and frame gouged - door damaged, bent, and latch not sitting flush, area around latch split and separating
5. Exterior - Throughout - 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. -Siding and trim pieces - chipped and peeling paint - strip and repaint siding and trim
6. Exterior - Throughout - SPLC 34.09 (4), 34.33 (3) -All screens shall be maintained in a professional state of maintenance and repair. -Repair or replace damaged and missing screens
7. Level 2 - Rear Hallway Fire Door - MSFC 1013.6.3 - Provide and maintain at least 90 minutes of illumination to the exit signs in case of primary power loss. -Exit sign and emergency lighting above fire door do not operate on test
8. Level 2 - Rear Hallway Fire Door - MSFC 701.5 - The fire door must not be obstructed or impaired from its proper operation at any time. -Door handle and latch are loose and do not function properly
9. Level 3 - Hallway - MSFC 1031.2, 1031.3 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exit path. -Old door in hallway
10. Rear Stairwell - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. -Hole in wall where emergency light assembly is mounted at top of stairs - evidence of water intrusion, wood finish at base of stairwell between floors one and two
11. Rear Stairwell - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner. -Holes in ceiling
12. Unit A - Front Entrance - SPLC 34.09(4), 34.33 (3) - Repair and maintain the door in good condition. -Door is gouged and dented

13. Unit A - Kitchen - 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. -Missing stove and refrigerator
14. Unit A - NFPA 17.15.9.3 - Manual fire alarm boxes shall be red in color-Fire alarm pull station has been painted over
15. Unit A - SPLC 34.14 (2)(A), 34.34 (5)(A) - Provide an approved electrical service adequate to meet the building's needs. This work may require a permit(s), call DSI at (651) 266-8989.-Electrical service turned off.
16. Unit A - SPLC 40.06 - Uncertified portions of the building must not be occupied until inspected and approved by this office. -Uncertified due to but not limited to unable to test smoke or combination smoke/carbon monoxide alarms, no power to unit
17. Unit A - MN Stat. 299F.362, MSFC 1103.8 - Immediately provide and maintain a smoke alarm located in hallways outside sleeping rooms, in sleeping rooms, on each level of the building and in basements, on ceiling or wall (less than 12 inches below ceiling), on center of ceiling above stairways. Smoke alarms must be installed in same locations as originally installed. Smoke alarms shall be replaced with smoke alarms having the same type of power supply. -Multiple smoke alarms or combination smoke/carbon monoxide alarms missing or covered in plastic - no 24 hour reinspect as unit is unoccupied
18. Unit B - Kitchen - 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. -Missing stove and refrigerator
19. Unit B - SPLC 34.14 (2)(A), 34.34 (5)(A) - Provide an approved electrical service adequate to meet the building's needs. This work may require a permit(s), call DSI at (651) 266-8989.-Electrical service turned off.
20. Unit B - SPLC 40.06 - Uncertified portions of the building must not be occupied until inspected and approved by this office. -Uncertified due to but not limited to unable to test smoke or combination smoke/carbon monoxide alarms, no power to unit

21. Unit B - MN Stat. 299F.362, MSFC 1103.8 - Immediately provide and maintain a smoke alarm located in hallways outside sleeping rooms, in sleeping rooms, on each level of the building and in basements, on ceiling or wall (less than 12 inches below ceiling), on center of ceiling above stairways. Smoke alarms must be installed in same locations as originally installed. Smoke alarms shall be replaced with smoke alarms having the same type of power supply. -Multiple smoke alarms or combination smoke/carbon monoxide alarms missing or covered in plastic - no 24 hour reinspect as unit is unoccupied
22. Unit C - Hallway - MN Stat. 299F.362, MSFC 1103.8 - Immediately provide and maintain a smoke alarm located in hallways outside sleeping rooms, in sleeping rooms, on each level of the building and in basements, on ceiling or wall (less than 12 inches below ceiling), on center of ceiling above stairways. Smoke alarms must be installed in same locations as originally installed. Power supply must be the same as the smoke alarms being replaced. -Hard-wired combination smoke/carbon monoxide alarm missing - no 24 hour reinspect as there are working alarms in the sleeping areas
23. Unit E - Hallway - MN Stat. 299F.362, MSFC 1103.8 - Immediately provide and maintain a smoke alarm located in hallways outside sleeping rooms, in sleeping rooms, on each level of the building and in basements, on ceiling or wall (less than 12 inches below ceiling), on center of ceiling above stairways. Smoke alarms must be installed in same locations as originally installed. Power supply must be the same as the smoke alarms being replaced. -Hard-wired combination smoke/carbon monoxide alarm missing - hard-wired carbon monoxide alarm was installed in its place - no 24 hour reinspect as there are working alarms in sleeping areas
24. Unit E - Kitchen - 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. -Microwave door is cracked and loose - refrigerator is missing interior parts and does not maintain cold temperature
25. Unit F - Kitchen - SPLC 34.10 (7) - Repair and maintain the cabinets in an approved manner. -Cabinet door missing
26. Unit F - MN Stat. 299F.362, MSFC 1103.8 - Immediately provide and maintain a smoke alarm located in hallways outside sleeping rooms, in sleeping rooms, on each level of the building and in basements, on ceiling or wall (less than 12 inches below ceiling), on center of ceiling above stairways. Smoke alarms must be installed in same locations as originally installed. Power supply must be the same as the smoke alarms being replaced. -Missing hard-wired combination smoke/carbon monoxide alarm in hallway - hard-wired smoke alarm in front bedroom missing battery for backup power - no 24 hour reinspect as front bedroom is not used for sleeping and there are working alarms in other sleeping areas

27. SPLC Sec. 40.06. - Suspension, revocation, and denial; (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-Revoked for but not limited to long term non-compliance in making corrections for Fire Certificate of Occupancy that was scheduled for October 11, 2023 - No Entry Fee, November 8, 2023 - rescheduled, December 11, 2023 Certificate of Occupancy Inspection, December 12, 2023 - 24 hour reinspect, January 11, 2024, January 25, 2024, and February 14, 2024 - Approved with Corrections, March 12, 2024, April 12, 2024, May 17, 2024, June 26, 2024, and August 5, 2024
28. SPLC 34.19 - Provide access to the inspector to all areas of the building. -Allow access to for the Fire Certificate of Occupancy inspection
29. 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: Daryl.Chute@ci.stpaul.mn.us or call me at 651-266-9129 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Daryl Chute
Fire Safety Inspector II

Ref. # 11202



January 11, 2024

Abiyou Rose
L & M Property Mngement
800 RICE ST
ST PAUL MN 55117 USA

RE: RE-INSPECTION FIRE CERTIFICATE OF OCCUPANCY WITH DEFICIENCIES
754 PAYNE AVE

Ref. # 11202

Dear Property Representative:

Your building was re-inspected for the Fire Certificate of Occupancy on January 11, 2024. Approval for occupancy will be granted upon compliance with the following deficiency list. The items on the list must be corrected immediately. A reinspection will be made on January 24, 2024 at 02:30 pm.

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 be occupied without a Fire Certificate of Occupancy. The code also provides for the assessment of additional reinspection fees.

DEFICIENCY LIST

1. Basement - Hot Water Heaters - 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).-Multiple water heaters were replaced without permit - a permit is required - contractor shall pull a permit, have work inspected, and the permit closed
2. Basement - Sprinkler System - MSFC 901.6 - Contact a fire sprinkler contractor to replace all painted or damaged fire sprinkler heads. All sprinkler work must be done by a licensed contractor under permit.-Sprinkler head is paint covered - replace sprinkler head and have sprinkler system inspected to confirm system will operate as designed
3. Exterior - Deck - SPLC 34.08 (5), 34.32 (3) - All accessory structures including, but not limited to, detached garages, sheds and fences shall be maintained structurally sound and in

good repair. Provide and maintain exterior unprotected surfaces painted or protected from the elements.-Deck paint chipped, peeling, and in disrepair - boards not protected from the elements - floor boards worn and deteriorating

4. Exterior - Throughout - 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.-Siding and trim pieces - chipped and peeling paint - strip and repaint siding and trim

5. Exterior - Throughout - SPLC 34.09 (4), 34.33 (3) -All screens shall be maintained in a professional state of maintenance and repair.-Repair or replace damaged and missing screens

6. Third Floor - Hallway - MSFC 1013.6.3 - Provide and maintain at least 90 minutes of illumination to the exit signs in case of primary power loss.-Exit signs do not illuminate on test - repair or replace exit signs to be operational if power fails

7. Throughout - Stairs and Hallways - MSFC 1008, SPLC 34.14 (2)d, SPLC 34.35 (5b) - Provide and maintain illumination in all portions of the exit system.-Multiple emergency lights will not operate when tested for battery backup - rear mid stairwell and top of stairwell, and third floor hallway - repair or replace emergency lighting to have battery backup operational

8. Throughout - 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 mouse infestation - provide copy of exterminator report and any abatement measures that are being used

9. Unit A - Throughout - SPLC 34.11 (5), 34.35 (2), MPC 408.3 - Provide adequate hot water between 110 degrees F and 120 degrees F.-Hot water temperature 141 degrees - turn down temperature on hot water heater

10. Unit B - Throughout - SPLC 34.11 (5), 34.35 (2), MPC 408.3 - Provide adequate hot water between 110 degrees F and 120 degrees F.-Hot water temperature 150 degrees - turn down temperature on hot water heater

11. Unit B - Throughout - MN Stat. 299F.362, MSFC 1103.8 - Immediately provide and maintain a smoke alarm located outside each sleeping area.-Smoke alarms would not test - repair or replace smoke and combination detectors to good working order - no 24 hour re-inspect as unit is unoccupied - this unit shall not be occupied until re-inspected and approved by this office

12. Unit B - Throughout - 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.-No carbon monoxide detector present - install carbon monoxide detector or combination detector

13. Unit C - Bedrooms - MN Stat. 299F.362, MSFC 1103.8 - Immediately provide and maintain a smoke alarm located outside each sleeping area.-Missing hard-wired detectors - replace hard-wired detectors - no 24 hour re-inspect required as there is a working combination detector outside of both sleeping areas in the hallway

14. Unit C - Throughout - MSFC 604.5 - Discontinue use of extension cords used in lieu of permanent wiring.-Extension cords are for temporary use only - discontinue use of extension cords - a properly rated power strip may be used if needed

15. Unit C - Throughout - NEC 240.5(B)(3) - Extension Cord Sets - Flexible cord used in listed extension cord sets shall be considered to be protected when applied within the extension cord listing requirements. - Plug appliance directly to outlet or use approved listed cord.-Extension cord plugged into power strip - discontinue daisy chain of extension cord to power-strip, power-strip to extension cord, and power-strip to power-strip

16. Unit C - Throughout - SPLC 34.11 (5), 34.35 (2), MPC 408.3 - Provide adequate hot water between 110 degrees F and 120 degrees F.-Hot water temperature 140 degrees - turn down temperature on hot water heater

17. Unit D - Hallway - MN Stat. 299F.362, MSFC 1103.8 - Immediately provide and maintain a smoke alarm located outside each sleeping area.-Hardwire combination alarm missing - replace hardwire alarm to good working order - no 24 hour re-inspect as there are working alarms in sleeping areas and unit is unoccupied - this unit shall not be occupied until re-inspected and approved by this office

18. Unit E - Kitchen - 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.-Stove burners are not sitting level and are underneath the top portion of the stove - repair or replace stove to good working order

19. Unit F - Main Door - MSFC 1104.1, 1010.1.9.4 - Remove unapproved locks from doors.- Remove hooks from door frame - door should have working locks, the door handle and the deadbolt

20. Unit F - Main Door - SPLC 34.09(4), 34.33 (3) - Repair and maintain the door in good condition.-Door is warped, damaged, and does not latch closed - door was possibly forced open - tenant is unable to secure door - repair or replace door to good working order

21. 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

An Equal Opportunity Employer

Courthouse, 15 W Kellogg Blvd, Saint Paul MN 55102 Phone: (651-266-8585) and must be filed within 10 days of the date of the original orders.

If you have any questions, email me at Daryl.Chute@ci.stpaul.mn.us or call me at 651-266-9129 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,

Daryl Chute
Fire Safety Inspector II
Ref. # 11202

Date: January 25, 2024
File #: 21 - 256104
Folder Name: 754 PAYNE AVE
PIN: 292922430141



Date: January 25, 2024
File #: 21 - 256104
Folder Name: 754 PAYNE AVE
PIN: 292922430141



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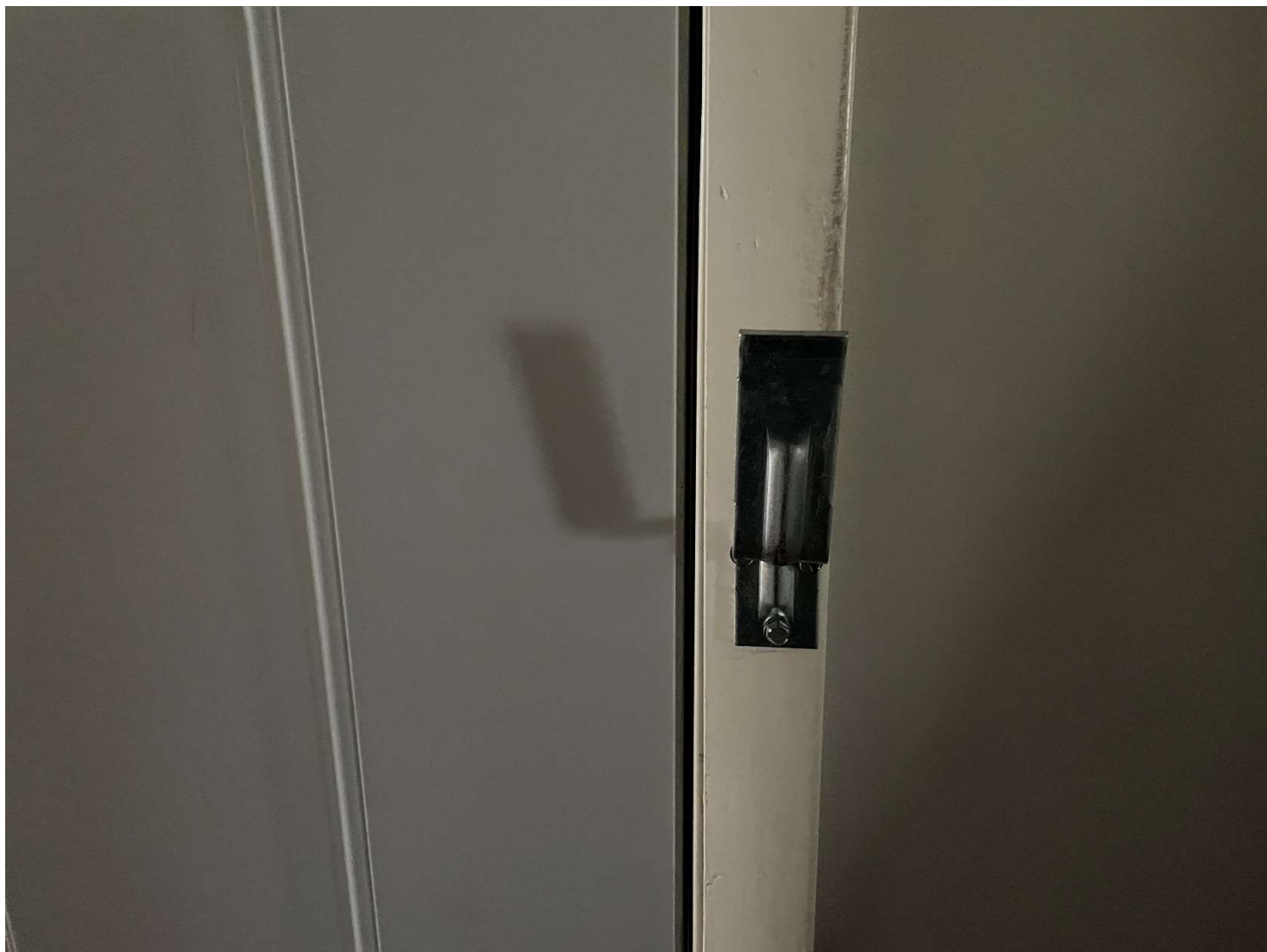
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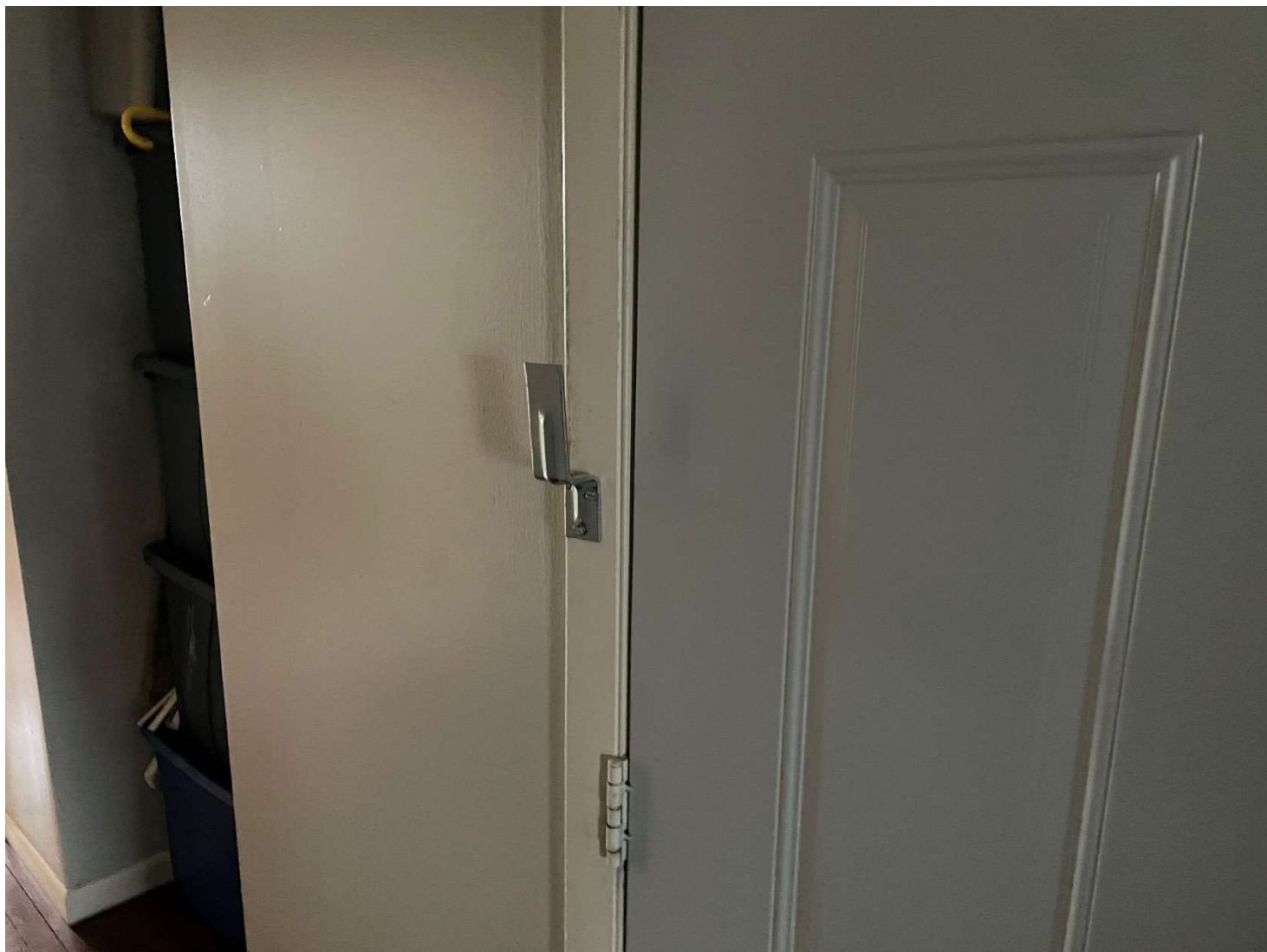
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PIN: 292922430141





January 25, 2024

Abiyou Rose
L & M Property Management
800 RICE ST
ST PAUL MN 55117

RE: RE-INSPECTION FIRE CERTIFICATE OF OCCUPANCY WITH DEFICIENCIES
754 PAYNE AVE

Ref. # 11202

Dear Property Representative:

Your building was re-inspected for the Fire Certificate of Occupancy on January 24, 2024. Approval for occupancy will be granted upon compliance with the following deficiency list. The items on the list must be corrected immediately.

A reinspection will be made on February 14, 2024, at 02:00 pm.

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 be occupied without a Fire Certificate of Occupancy. The code also provides for the assessment of additional reinspection fees.

DEFICIENCY LIST

1. Basement - Hot Water Heaters - 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).-Multiple water heaters were replaced without permit - a permit is required - contractor shall pull a permit, have work inspected, and the permit closed
2. Basement - Sprinkler System - MSFC 901.6 - Contact a fire sprinkler contractor to replace all painted or damaged fire sprinkler heads. All sprinkler work must be done by a licensed contractor under permit. -Sprinkler head is paint covered - replace sprinkler head and have sprinkler system inspected to confirm system will operate as designed

3. Exterior - Deck - SPLC 34.08 (5), 34.32 (3) - All accessory structures including, but not limited to, detached garages, sheds and fences shall be maintained structurally sound and in good repair. Provide and maintain exterior unprotected surfaces painted or protected from the elements. -Deck paint chipped, peeling, and in disrepair - boards not protected from the elements - floor boards worn and deteriorating
4. Exterior - Throughout - 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. -Siding and trim pieces - chipped and peeling paint - strip and repaint siding and trim
5. Exterior - Throughout - SPLC 34.09 (4), 34.33 (3) -All screens shall be maintained in a professional state of maintenance and repair. -Repair or replace damaged and missing screens
6. Rear Stairwell - Top of Stairwell - MSFC 1008, SPLC 34.14 (2)d, SPLC 34.35 (5b) - Provide and maintain illumination in all portions of the exit system. -Emergency lights will not operate when tested for battery backup
7. Unit C - Bedrooms - MN Stat. 299F.362, MSFC 1103.8 - Immediately provide and maintain a smoke alarm located outside each sleeping area. -Missing hard-wired detectors - replace hard-wired detectors - no 24 hour re-inspect required as there is a working combination detector outside of both sleeping areas in the hallway
8. Unit C - Throughout - MSFC 604.5 - Discontinue use of extension cords used in lieu of permanent wiring. -Extension cords are for temporary use only - discontinue use of extension cords - a properly rated power strip may be used if needed
9. Unit C - Throughout - NEC 240.5(B)(3) - Extension Cord Sets - Flexible cord used in listed extension cord sets shall be considered to be protected when applied within the extension cord listing requirements. - Plug appliance directly to outlet or use approved listed cord. -Extension cord plugged into power strip - discontinue daisy chain of extension cord to power-strip, power-strip to extension cord, and power-strip to power-strip
10. Unit D - Hallway - MN Stat. 299F.362, MSFC 1103.8 - Immediately provide and maintain a smoke alarm located outside each sleeping area. -Hardwire combination alarm missing - replace hardwire alarm to good working order - no 24 hour re-inspect as there are working alarms in sleeping areas and unit is unoccupied - **this unit shall not be occupied until re-inspected and approved by this office**
11. Unit E - Kitchen - 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. -Stove burners are not sitting level and are underneath the top portion of the stove - repair or replace stove to good working order

12. Unit F - Main Door - MSFC 1104.1, 1010.1.9.4 - Remove unapproved locks from doors.
-**Remove hooks from door frame** - door shall have working locks, the door handle, and the deadbolt

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 the original orders.

If you have any questions, email me at Daryl.Chute@ci.stpaul.mn.us or call me at 651-266-9129 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,

Daryl Chute
Fire Safety Inspector II
Ref. # 11202

Date: February 14, 2024
File #: 21 - 256104
Folder Name: 754 PAYNE AVE
PIN: 292922430141





**Fire Certificate of Occupancy
Fee Invoice**

CITY OF SAINT PAUL
Department of Safety and Inspections
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
PHONE: (651) 266- 8989
FAX: (651) 266- 9124
An Equal Opportunity Employer

Check this box if making any name or mailing address corrections.

ABIYOU ROSE L & M PROPERTY MANAGEMENT
800 RICE ST
ST PAUL MN 55117

Bill Date: February 22, 2024
Amount Due: \$749.00
Due Date: March 22, 2024
Customer #: 1890893

**** Late fees will be charged if not paid by due date ****

Property Address:
754 PAYNE AVE

Ref.# 11202
Folder RSN: 4943598

Date	Type of Fee	Bill #	Amount
October 11, 2023	CO Residential 3+ Units Initial Fee	1817881	\$330.00
October 11, 2023	CO Residential 3+ Units No Entry Penalty Fee	1817881	\$89.00
January 25, 2024	CO Residential 3+ Units Reinspection Fee	1817881	\$165.00
February 20, 2024	CO Residential 3+ Units Reinspection Fee	1817881	\$165.00

PAY THIS AMOUNT: \$749.00

You can pay this invoice online by going to **online.stpaul.gov** and selecting the 'Make a Payment' option. You will need your customer number and bill number to process a payment - both can be found on this invoice.

Mail to: Billing
 Department of Safety and Inspections
 375 Jackson Street, Suite 220
 Saint Paul, MN 55101-1806

Make Checks Payable to: City of St. Paul
 ** Return this document with payment **



Signature of Cardholder (required for all charges): _____

IF PAYING BY CREDIT CARD PLEASE COMPLETE THE FOLLOWING INFORMATION: Pay this Amount: \$749.00

Customer #: 1890893

Ref. #: 11202

Folder RSN : 4943598

<input type="checkbox"/> Amex <input type="checkbox"/> MasterCard <input type="checkbox"/> Discover <input type="checkbox"/> Visa	 	Expiration Date: Month / Year																	
										Security Code									
Enter Account Number																			

Beginning April 3, 2021, a 2.49% convenience fee will be charged for all credit card transactions and will appear as a separate transaction on your card statement. This fee is charged by the service provider the Department of Safety and Inspections uses to handle credit card transactions. The City will not receive any of the convenience fees. To avoid convenience fees, you may pay your invoice by electronic check using the "Pay My Bill " option. Check, credit card and cash payments will still be accepted at 375 Jackson St., #220.



February 20, 2024
Abiyou Rose
L & M Property Management
800 RICE ST
ST PAUL MN 55117

CORRECTION NOTICE - COMPLAINT INSPECTION

RE: 754 PAYNE AVE
Ref. # 11202

Dear Property Representative:

An inspection was made of your building on February 14, 2024 in response to a referral. You are hereby notified that the following deficiency list must be corrected immediately. A reinspection will be made on or after June 12, 2024.

Failure to comply may result in a criminal citation or revocation of the Certificate of Occupancy. The Saint Paul Legislative Code requires that no building shall be occupied without a Certificate of Occupancy. The code also provides for the assessment of additional reinspection fees.

DEFICIENCY LIST

1. Basement - Hot Water Heaters - 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).- Multiple water heaters were replaced without permit - a permit is required - contractor shall pull a permit, have work inspected, and the permit closed
2. Basement - Sprinkler System - MSFC 901.6 - Contact a fire sprinkler contractor to replace all painted or damaged fire sprinkler heads. All sprinkler work must be done by a licensed contractor under permit.-Sprinkler head is paint covered - replace sprinkler head and have sprinkler system inspected to confirm system will operate as designed - this work shall be done under permit
3. Exterior - Deck - SPLC 34.08 (5), 34.32 (3) - All accessory structures including, but not limited to, detached garages, sheds and fences shall be maintained structurally sound and in good repair.

Provide and maintain exterior unprotected surfaces painted or protected from the elements.-Deck paint chipped, peeling, and in disrepair - boards not protected from the elements - floor boards worn and deteriorating

4. Exterior - Throughout - 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.-Siding and trim pieces - chipped and peeling paint - strip and repaint siding and trim

5. Exterior - Throughout - SPLC 34.09 (4), 34.33 (3) -All screens shall be maintained in a professional state of maintenance and repair.-Repair or replace damaged and missing screens

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 the original orders.

If you have any questions, email me at: Daryl.Chute@ci.stpaul.mn.us or call me at 651-266-9129 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,

Daryl Chute
Fire Safety Inspector II

Ref. # 11202



March 12, 2024

Chelsea Ruane
800 RICE ST
ST PAUL MN 55117 USA

CORRECTION NOTICE - RE-INSPECTION COMPLAINT

RE: 754 PAYNE AVE
Ref. # 11202

Dear Property Representative:

A re-inspection was made on your building on March 12, 2024, in response to a referral. You are hereby notified that the following deficiencies must be corrected immediately. A reinspection will be made on or after April 12, 2024.

Failure to comply may result in a criminal citation or the revocation of the Certificate of Occupancy. The Saint Paul Legislative Code requires that no building shall be occupied without a Certificate of Occupancy. The code also provides for the assessment of additional reinspection fees.

DEFICIENCY LIST

1. Basement - Hot Water Heaters - 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).-Multiple water heaters were replaced without permit - a permit is required - contractor shall pull a permit, have work inspected, and the permit closed
2. Basement - Sprinkler System - MSFC 901.6 - Contact a fire sprinkler contractor to replace all painted or damaged fire sprinkler heads. All sprinkler work must be done by a licensed contractor under permit.-Sprinkler head is paint covered - replace sprinkler head

and have sprinkler system inspected to confirm system will operate as designed - this work shall be done under permit

3. Exterior - Deck - SPLC 34.08 (5), 34.32 (3) - All accessory structures including, but not limited to, detached garages, sheds and fences shall be maintained structurally sound and in good repair. Provide and maintain exterior unprotected surfaces painted or protected from the elements.-Deck paint chipped, peeling, and in disrepair - boards not protected from the elements - floor boards worn and deteriorating

4. Exterior - Throughout - 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.-Siding and trim pieces - chipped and peeling paint - strip and repaint siding and trim

5. Exterior - Throughout - SPLC 34.09 (4), 34.33 (3) -All screens shall be maintained in a professional state of maintenance and repair.-Repair or replace damaged and missing screens

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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 the original orders.

If you have any questions, email me at Daryl.Chute@ci.stpaul.mn.us or call me at 651-266-9129 between 7:30 a.m - 9:00 a.m.

Please help to make Saint Paul a safer city in which to live and work.

Sincerely,

Daryl Chute
Fire Safety Inspector II

Ref. # 11202



April 17, 2024

Chelsea Ruane
L & M Property Management
800 RICE ST
ST PAUL MN 55117

CORRECTION NOTICE - RE-INSPECTION COMPLAINT

RE: 754 PAYNE AVE
Ref. # 11202

Dear Property Representative:

A re-inspection was made on your building on April 17, 2024, in response to a referral. You are hereby notified that the following deficiencies must be corrected immediately.

A reinspection will be made on or after May 17, 2024.

Failure to comply may result in a criminal citation or the revocation of the Certificate of Occupancy. The Saint Paul Legislative Code requires that no building shall be occupied without a Certificate of Occupancy. The code also provides for the assessment of additional reinspection fees.

DEFICIENCY LIST

1. Basement - Hot Water Heaters - 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).-Multiple water heaters were replaced without permit - **a permit has been issued - contractor shall have work inspected, and the permit closed**

2. Basement - Sprinkler System - MSFC 901.6 - Contact a fire sprinkler contractor to replace all painted or damaged fire sprinkler heads. All sprinkler work must be done by a licensed contractor under permit. -Sprinkler head is paint covered - replace sprinkler head and have sprinkler system inspected to confirm system will operate as designed – **a permit has been issued - contractor shall have work inspected and the permit closed**
3. Exterior - Deck - SPLC 34.08 (5), 34.32 (3) - All accessory structures including, but not limited to, detached garages, sheds and fences shall be maintained structurally sound and in good repair. Provide and maintain exterior unprotected surfaces painted or protected from the elements. -Deck paint chipped, peeling, and in disrepair - boards not protected from the elements - floor boards worn and deteriorating
4. Exterior - Throughout - 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. -Siding and trim pieces - chipped and peeling paint - strip and repaint siding and trim
5. Exterior - Throughout - SPLC 34.09 (4), 34.33 (3) -All screens shall be maintained in a professional state of maintenance and repair. -Repair or replace damaged and missing screens

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 the original orders.

If you have any questions, email me at Daryl.Chute@ci.stpaul.mn.us or call me at 651-266-9129 between 7:30 a.m. - 9:00 a.m.

Please help to make Saint Paul a safer city in which to live and work.

Sincerely,

Daryl Chute
Fire Safety Inspector II

Ref. # 11202



Fire Certificate of Occupancy

CITY OF SAINT PAUL
Department of Safety and Inspections
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
PHONE: (651) 266-8989
FAX: (651) 266-9124
An Equal Opportunity Employer

**** FINAL NOTICE ****

Check this box if making any name or mailing address corrections.

ABIYOU ROSE L & M PROPERTY MANAGEMENT
800 RICE ST
ST PAUL MN 55117

Bill Date: March 25, 2024
Customer #: 1890893
Amount Due: \$749.00
Due Date: April 9, 2024

**** You were sent a Fire Inspection Fee Invoice and payment has not been received. **
Payment must be received in this office no later than April 9, 2024 or the fee invoice plus administrative costs will be submitted for assessment to your property tax.**

Property Address:
754 PAYNE AVE

Ref.# 11202
Folder RSN: 4943598

Date	Type of Fee	Bill #	Amount
October 11, 2023	CO Residential 3+ Units Initial Fee	1817881	\$330.00
October 11, 2023	CO Residential 3+ Units No Entry Penalty Fee	1817881	\$89.00
January 25, 2024	CO Residential 3+ Units Reinspection Fee	1817881	\$165.00
February 20, 2024	CO Residential 3+ Units Reinspection Fee	1817881	\$165.00

PAY THIS AMOUNT: \$749.00

You can pay this invoice online by going to **online.stpaul.gov** and selecting the **'Make a Payment'** option. You will need your customer number and bill number to process a payment - both can be

Mail to: Billing
 Saint Paul Fire Inspection
 375 Jackson Street, Suite 220
 St. Paul, MN 55101-1806

Make Checks Payable to: City of St. Paul
 ** Return this document with payment **



Signature of Cardholder (required for all charges): _____

IF PAYING BY CREDIT CARD PLEASE COMPLETE THE FOLLOWING INFORMATION: Pay this Amount: \$749.00

Customer #: 1890893

Ref. #: 11202

Folder RSN : 4943598

<input type="checkbox"/> Amex <input type="checkbox"/> MasterCard <input type="checkbox"/> Discover <input type="checkbox"/> Visa		 	Expiration Date: Month / Year															
Security Code																		
Enter Account Number																		

Beginning April 3, 2021, a 2.49% convenience fee will be charged for all credit card transactions and will appear as a separate transaction on your card statement. This fee is charged by the service provider the Department of Safety and Inspections uses to handle credit card transactions. The City will not receive any of the convenience fees. To avoid convenience fees, you may pay your invoice by electronic check using the "Pay My Bill" option. Check, credit card and cash payments will still be accepted at 375 Jackson St., #220.



May 20, 2024

Chelsea Ruane
L & M Property Management
800 RICE ST
ST PAUL MN 55117

CORRECTION NOTICE - RE-INSPECTION COMPLAINT

RE: 754 PAYNE AVE
Ref. # 11202

Dear Property Representative:

A re-inspection was made on your building on May 20, 2024, in response to a referral. You are hereby notified that the following deficiencies must be corrected immediately.

A reinspection will be made on or after June 26, 2024.

Failure to comply may result in a criminal citation or the revocation of the Certificate of Occupancy. The Saint Paul Legislative Code requires that no building shall be occupied without a Certificate of Occupancy. The code also provides for the assessment of additional reinspection fees.

DEFICIENCY LIST

1. Basement - Hot Water Heaters - 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).-Multiple water heaters were replaced without permit - a permit has been issued - contractor shall have work inspected, and the permit closed

2. Exterior - Deck - SPLC 34.08 (5), 34.32 (3) - All accessory structures including, but not limited to, detached garages, sheds and fences shall be maintained structurally sound and in good repair. Provide and maintain exterior unprotected surfaces painted or protected from the elements. -Deck paint chipped, peeling, and in disrepair - boards not protected from the elements - floor boards worn and deteriorating
3. Exterior - Throughout - 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. -Siding and trim pieces - chipped and peeling paint - strip and repaint siding and trim
4. Exterior - Throughout - SPLC 34.09 (4), 34.33 (3) -All screens shall be maintained in a professional state of maintenance and repair. -Repair or replace damaged and missing screens

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 the original orders.

If you have any questions, email me at Daryl.Chute@ci.stpaul.mn.us or call me at 651-266-9129 between 7:30 a.m. - 9:00 a.m.

Please help to make Saint Paul a safer city in which to live and work.

Sincerely,

Daryl Chute
Fire Safety Inspector II

Ref. # 11202

Date: July 01, 2024
File #: 24 - 013361
Folder Name: 754 PAYNE AVE
PIN: 292922430141



Date: July 01, 2024
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July 2, 2024

Chelsea Ruane
L & M Property Management
800 RICE ST
ST PAUL MN 55117

CORRECTION NOTICE - RE-INSPECTION COMPLAINT

RE: 754 PAYNE AVE
Ref. # 11202

Dear Property Representative:

A re-inspection was made on your building on July 1, 2024, in response to a referral. You are hereby notified that the following deficiencies must be corrected immediately.

A reinspection will be made on or after August 5, 2024.

Failure to comply may result in a criminal citation or the revocation of the Certificate of Occupancy. The Saint Paul Legislative Code requires that no building shall be occupied without a Certificate of Occupancy. The code also provides for the assessment of additional reinspection fees.

DEFICIENCY LIST

1. Exterior - Deck - SPLC 34.08 (5), 34.32 (3) - All accessory structures including, but not limited to, detached garages, sheds and fences shall be maintained structurally sound and in good repair. Provide and maintain exterior unprotected surfaces painted or protected from the elements. -Deck paint chipped, peeling, and in disrepair - boards not protected from the elements - floor boards worn and deteriorating
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3. Exterior - Throughout - SPLC 34.09 (4), 34.33 (3) -All screens shall be maintained in a professional state of maintenance and repair. -Repair or replace damaged and missing screens

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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 the original orders.

If you have any questions, email me at Daryl.Chute@ci.stpaul.mn.us or call me at 651-266-9129 between 7:30 a.m. - 9:00 a.m.

Please help to make Saint Paul a safer city in which to live and work.

Sincerely,

Daryl Chute
Fire Safety Inspector II

Ref. # 11202

Date: August 05, 2024
File #: 24 - 013360
Folder Name: 754 PAYNE AVE
PIN: 292922430141



Date: August 05, 2024
File #: 24 - 013360
Folder Name: 754 PAYNE AVE
PIN: 292922430141



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August 6, 2024
Chelsea Ruane
L & M Property Management
800 RICE ST
ST PAUL MN 55117

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 754 PAYNE AVE
Ref. # 11202

Dear Property Representative:

Your building was inspected on August 6, 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 August 21, 2024, at 01:00 pm or the property vacated by August 31, 2024.

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. Exterior - Deck - SPLC 34.08 (5), 34.32 (3) - All accessory structures including, but not limited to, detached garages, sheds and fences shall be maintained structurally sound and in good repair. Provide and maintain exterior unprotected surfaces painted or protected from the elements. -Deck paint chipped, peeling, and in disrepair - boards not protected from the elements - floor boards worn and deteriorating
2. Exterior - Throughout - 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. -Siding and trim pieces - chipped and peeling paint - strip and repaint siding and trim

3. Exterior - Throughout - SPLC 34.09 (4), 34.33 (3) -All screens shall be maintained in a professional state of maintenance and repair. -Repair or replace damaged and missing screens
4. Front - Lower-Level Right Side - SPLC 34.09 (4) a, 34.33 (3) a - Repair and maintain the window glass. Windows shall be fully supplied with windowpanes which are without open cracks or holes. -Window has damaged glass - cracked and has hole in glass
5. Rear - Entry Door - SPLC 34.09(4), 34.33 (3) - Repair and maintain the door in good condition. -Door frame cracked and splitting - door seal and frame gouged - door damaged, bent, and latch not sitting flush, area around latch split and separating
6. Unit B - SPLC 34.23, MSFC 111.1 - This occupancy is condemned as unfit for human habitation. This occupancy must not be used until re-inspected and approved by this office. -**Unit is condemned due to no power to unit**
7. Unit B - SPLC 34.14 (2)(A), 34.34 (5)(A) - Provide an approved electrical service adequate to meet the building's needs. This work may require a permit(s), call DSI at (651) 266-8989.-Restore electrical service or unit is condemned due to lack of basic facilities.
8. Unit B - SPLC 34.23, MSFC 111.1 - This occupancy is condemned as unfit for human habitation. This occupancy must not be used until re-inspected and approved by this office. -Per Xcel Energy, the electrical and or gas utilities (one or both) have been disconnected. Please contact Xcel Energy directly to restore services at 1-800-895-4999 to avoid further action.
9. SPLC Sec. 40.06. - Suspension, revocation, and denial; (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-Revoked for but not limited to long term non-compliance in making corrections for Fire Certificate of Occupancy that was scheduled for October 11, 2023 - No Entry Fee, November 8, 2023 - rescheduled, December 11, 2023 Certificate of Occupancy Inspection, December 12, 2023 - 24 hour reinspect, January 11, 2024, January 25, 2024, and February 14, 2024 - Approved with Corrections, March 12, 2024, April 12, 2024, May 17, 2024, June 26, 2024, and August 5, 2024
10. SPLC 34.19 - Provide access to the inspector to all areas of the building. -Allow access to for the Fire Certificate of Occupancy inspection
11. SPLC 39.02(c) - Complete and sign the smoke alarm affidavit and return it to this office.

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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: Daryl.Chute@ci.stpaul.mn.us or call me at 651-266-9129 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Daryl Chute
Fire Safety Inspector II

Ref. # 11202