



# APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

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CITY CLERK

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8585

We need the following to process your appeal:

- \$25 filing fee (non-refundable) (payable to the City of Saint Paul)(if cash: receipt number \_\_\_\_\_)
- Copy of the City-issued orders/letter being appealed
- Attachments you may wish to include
- This appeal form completed
- Walk-In OR  Mail-In  
for abatement orders only:  Email OR  Fax

**HEARING DATE & TIME**  
(provided by Legislative Hearing Office)  
Tuesday, November 8, 2022  
Location of Hearing:  
 Telephone: you will be called between \_\_\_\_\_ & \_\_\_\_\_  
 In person (Room 330 City Hall) at: 1:30 p.m.  
(required for all Fire C of O revocation & vacate; Condemnation orders)

## Address Being Appealed:

Number & Street: 548 MANNEADDAE City: ST. PAUL State: MINN Zip: 55

Appellant/Applicant: JARETT HARMON Email: jharmon@ELBRUSMONT.COM

Phone Numbers: Business 612-424-8540 Residence \_\_\_\_\_ Cell 612-806-7381

Signature: \_\_\_\_\_ Date: 11/8/2022

Name of Owner (if other than Appellant): CCFZ, LLC

Mailing Address if Not Appellant's: 7801 E. BUSH LAKE RD, SUITE 430

Phone Numbers: Business 612-424-8540 Residence \_\_\_\_\_ Cell \_\_\_\_\_

## What Is Being Appealed and Why? Attachments Are Acceptable

- Vacate Order/Condemnation/Revocation of Fire C of O
  - Summary/Vehicle Abatement
  - Fire C of O Deficiency List/Correction
  - Code Enforcement Correction Notice
  - Vacant Building Registration
  - Other (Fence Variance, Code Compliance, etc.)
- HAD A REPORT FROM A STRUCTURAL ENGINEER THAT RECOMMENDS REPLACEMENT OF EXTERIOR STAIRCASE, THIS STAIRCASE IS NEARLY TO BE TAKEN DOWN OR REPAIRED, WHICH WE WILL DO BUT MORE TIME IS NEEDED. RECENTLY WE HAD TERMINATED OUR MAINT MGR. (10/11/22) I'VE SINCE TAKEN OVER THAT ROLE AND HAD ONLY BEEN AWARE OF THE REPORT RECOMMENDATION FOR A FEW DAYS. WE HAVE A PLAN TO CORRECT THIS BUT NEED A WEEK OR SO TO GET IT DONE ALSO WE HAVE A TENANT THAT JUST MOVED IN THAT WOULD NEED TO MOVE OUT TODAY. ASKING FOR A FEW DAYS AT LEAST TO RELOCATE HER.



CITY OF SAINT PAUL

375 Jackson Street, Suite 220  
St Paul, Minnesota 55101-1806

Telephone: 651-266-8989  
Facsimile: 651-266-9124  
Web: [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

November 7, 2022

Jarret Harmon  
Elbrus Management  
7801 BUSH LAKE ROAD SUITE 430  
MINNEAPOLIS MN 55439 USA

RE: RE-INSPECTION FIRE CERTIFICATE OF OCCUPANCY WITH DEFICIENCIES  
548 MINNEHAHA AVE E  
Ref. # 10250

Dear Property Representative:

The documentation for the building was reviewed for the Fire Certificate of Occupancy on November 7, 2022. 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 November 8, 2022 at 3:00 PM to verify occupancy of the third floor or attic unit.**

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. It is your responsibility to notify the tenant of the following deficiencies regarding the building.

DEFICIENCY LIST

1. Interior - Third Floor Unit - SPLC 34.23, MSFC 111.1 - This occupancy is condemned as unsafe or dangerous. This occupancy must not be used until re-inspected and approved by this office and others.

*Third floor unit may not be occupied as of November 7, 2022.*

*Engineer's evaluation of the fire escape has rated it as 'Poor'. The evaluation continues: "Recommendation: based on the amount of work needed to bring the fire escape within compliance we recommend it be removed and replaced with an engineered, code compliant, fire escape. This will likely require new framing members, foundations, bracing, and attachments to the home. An architect may be needed to address the egress requirements such as width of the stairs, tread rise and run and landing size. Additionally, the configuration of railings and other guarding will need to be determined."*

2. Exterior - 3 Storied Fire Escape - MNSFC 1104.16.7 Maintenance. Fire escapes shall be kept clear and unobstructed at all times and shall be maintained in good working order. MSFC 1104.16.5 Materials and Strength. Components of fire escape stairs shall be constructed of noncombustible materials, Fire escape stairs and balconies shall support the dead load plus a live load of not less than 100 pounds per square foot (4.78kN/m<sup>2</sup>). Fire escape stairs and balconies shall be provided with a top and intermediate handrail on each side. The fire code official is authorized to require testing or other satisfactory evidence that an existing fire escape stair meets the requirements of this section.  
***Per the structural engineer's evaluation of the 3-story fire escape serving the attic or third floor of the building, this fire escape will need replacement. Any questions should be referred to the Building Plan Review division for the city of St. Paul or a licensed design professional, architect or professional engineer.***
  
3. Interior - Check All - MSFC 703.1 - Provide, repair or replace the fire rated door and assembly. The minimum rating must be 20 minutes.  
***No permits for the door replacement in building history and no inspections of the door installations by building inspections.***  
***All doors entering a corridor shared by another use or tenant are fire doors. Doors must demonstrate a rating on the door and be fitted with a automatic closer causing the door to close and latch shut. Basement entry, unit 1, 2, and 3 entry doors.***

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 [Laura.Huseby@ci.stpaul.mn.us](mailto:Laura.Huseby@ci.stpaul.mn.us) or call me at 651-266-8998 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Laura Huseby  
Fire Safety Inspector  
Ref. # 10250