



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

RECEIVED

FEB 24 2022

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, March 1, 2022
 Time 3:00 p.m. to 4:30 p.m.
 Location of Hearing:
 Teleconference due to Covid-19 Pandemic
Call cell

Address Being Appealed:

Number & Street: 963 Jessamine Ave. E City: St. Paul State: MN Zip: 55106

Appellant/Applicant: Melanie Vang Email XAI.HANG@GMAIL.COM

Phone Numbers: Business _____ Residence 763-381-2656 Cell 763-202-2621

Signature: [Signature] Date: 02-23-2022

Name of Owner (if other than Appellant): _____

Mailing Address if Not Appellant's: 7541 Imperial Dr. N. Brooklyn Park,
MN 55443

Phone Numbers: Business _____ 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.)

See attachment →

Attachment:

Building Code Compliance:

- Do not agree to remove wall and ceiling coverings. Ok to open sections for inspection. Works done before I bought the property.
- Garage was done before I bought the property, and I had no prior knowledge that it was built without a permit.

Plumbing Code:

- Do not agree to install chimney liner for water heater exhaust. It was grand-fathered in and had not been altered by me.
- Do not agree to hire licensed plumbing contractor. I want to be able to pull the permit, and do the work. There are not significant amount of plumbing works needed, and it will cost a lot of money to hire licensed plumbing contractor. Anything unused, I will cap it.
- I will also perform a leak test on site for the inspector.



CITY OF SAINT PAUL

Code Compliance Report

February 14, 2022

**** This Report must be Posted
on the Job Site ****

Melanie Vang
7541 Imperial Dr N
Brooklyn Park MN 55443-3217

Re: 963 Jessamine Ave E
File#: 21 235633 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on August 24, 2021.

Please be advised that this report is accurate and correct as of the date February 14, 2022. All deficiencies identified by the City after this date must also be corrected and all codes and ordinances must be complied with. This report is valid for 365 days from February 14, 2022. This report may be used in lieu of a Truth in Housing Report required in St Paul Legislative Code 189. This building must be properly secured and the property maintained at all times.

In order to sell or reoccupy this property the following deficiencies must be corrected. A Legislative Code exemption (Chapter 33.03(f)) allows a Category 2 Vacant Building to be sold "as is" providing the buyer, prior to closing, completes an approval process. For further information, call Reid Soley at 651-266-9120.

ZONING

1. This property is in a(n) RT1 zoning district.
2. This property was inspected as a Single Family Dwelling.

BUILDING Inspector: Nathan Bruhn

Phone: 651-266-9033

1. Install handrails (34 inches - 38 inches above each nosing) and guardrails (36 inch minimum) at all stairways, and return hand rail ends into a newel post or wall per attachment. MNRC Ch 1309 Sect. 311 & 312
2. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
3. Need permit and inspection for garage. Garage built without approval.
4. Remove wall and ceiling covering from basement. Work done without permit

or approval.

5. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
6. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
7. Prepare and paint interior and exterior as necessary. Observe necessary abatement procedures (EPA, MPCA and St. Paul Legislative Code, Chapter 34 for additional information) if lead base paint is present. SPLC 34.33 (1)
8. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
9. Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible. MNRC Ch 1309 Sect 313.2.1
10. Verify proper venting of bath exhaust fan to exterior. SPLC 34.14 (3)
11. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
12. Provide general rehabilitation of garage. SPLC 34.32 (3)
13. A building permit is required to correct the above deficiencies. All work is to be done in a workmanship like manner. SPLC 33.03 (a)

ELECTRICAL Inspector: Randy Klossner

Phone: 651-266-9032

1. Illegally upgraded service panel. Wire and ground to current NEC.
2. Ensure/rewire all electrical associated with NM cables dated after 2016 to current NEC. An electrical permit was never purchased for that wiring. SPLC 33.03 (d)
3. No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
4. Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaires (light fixtures), switches, covers and plates to current code. Article 406.4(D) & Article 410, NEC
5. Check all receptacles for proper polarity (including 2-prong) and verify ground on 3-prong receptacles. Ensure all GFCI receptacles are functioning properly. Rewire and/or replace receptacles that are improperly wired or not functioning properly. Article 406.4(D), NEC
6. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
7. New wiring and devices throughout the entire home. Many areas were wired without permits or inspections. Wall cover may require removal for inspections. All new devices will require AFCI/GFCI protection per current NEC standards.
8. Insure garage wiring and panel meet NEC standards.
9. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Paul Zellmer

Phone: 651-266-9048

1. Basement - Gas Piping - (MMC 103) Replace corroded gas piping/fittings.
2. Basement - Plumbing - General - (MPC .0101 Subp. 6) Remove all unused waste, vent, water and gas piping to the main and cap or plug to code.

3. Basement - Tub and Shower - (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
4. Basement - Tub and Shower - (MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
5. Basement - Water Heater - (MFGC 409) Install the gas shut off and the gas piping to code.
6. Basement - Water Heater - (MFGC 501.12) The water heater venting requires a chimney liner.
7. Basement - Water Heater - (MPC .0100 Q) The water heater must be fired and in service.
8. Basement - Water Meter - (MPC 606.2) The service valves must be functional and installed to code.
9. Basement - Water Meter - (MPC 0.200 O) Repair the corroded or incorrect water meter piping.
10. Basement - Water Piping - (MPC 301.1 (3)) Repair or replace all the corroded, broken, or leaking water piping.
11. Bathroom - Plumbing - General - (MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.
12. Bathroom - Plumbing - General - (MN Rules Chapter 1300.0120) Obtain permits and provide tests/inspections for any plumbing performed without permits.
13. Bathroom - Plumbing - General - (MPC .0100 R, 402.1, 402.5, & 408.6) Provide proper fixture spacing.
14. Exterior - Lawn Hydrants - (MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
15. First Floor - Lavatory - (MPC .0100 P & Q & 419.2) Install the water piping to code.
16. First Floor - Lavatory - (MPC .0100 E & 901) Install a proper fixture vent to code.
17. First Floor - Sink - (MPC 701) Install the waste piping to code.
18. First Floor - Tub and Shower - (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
19. First Floor - Tub and Shower - (MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
20. Kitchen - Plumbing - General - (MN Rules Chapter 1300.0120) Obtain permits and provide tests/inspections for any plumbing performed without permits.
21. All the above corrections to waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Chapter 4714, Minnesota Rules Chapter 326, 4716, 1300, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code, and Saint Paul Regional Water Services Water Code. All plumbing must be done by a plumbing contractor licensed in the State of Minnesota and the City of St. Paul by a plumber licensed in the State of Minnesota who also possess a City of Saint Paul Competency Card and after obtaining an approved City of Saint Paul Plumbing Permit.

Heating Inspector: Aaron Havlicek

Phone: 651-266-9043

1. Install approved lever handle manual building shutoff gas valve in an accessible

location ahead of the first branch tee.

2. Clean and Orsat test furnace/boiler burner. Check all controls for proper operation. Check furnace heat exchanger for leak; provide documentation from a licensed contractor that the heating unit is safe.
3. Provide thirty (30) inches of clearance in front of furnace/boiler for service.
4. Move furnace/boiler out of closet/alcove or provide documentation from the equipment manufacturer indicating that it is an approved installation.
5. Vent clothes dryer to code and provide approved gas piping and valve (plumbing or mechanical gas permit is required).
6. Provide adequate combustion air and support duct to code.
7. Provide support for gas lines to code.
8. Plug, cap and/or remove all disconnected gas lines, non-conforming gas lines and unapproved valves.
9. Bathrooms require a means to ventilate the space. Provide a window with an aggregate glazing area of not less than 3 square feet, one half of which must be operable. Alternative is a bath fan properly vented to the outside. All kitchen exhaust must be venting to exterior. A mechanical ventilation permit will be required for the bath fan and/or kitchen exhaust. (both new bath fans and kitchen exhaust hood will require a ventilation permit and inspections)
10. Provide all supply and return ducts for warm air heating system must be clean before final approval for occupancy. Documentation is required from a licensed duct-cleaning contractor that the duct system has been cleaned.
11. Repair and/or replace heating registers as necessary.
12. Provide heat in every habitable room and bathrooms.
13. Conduct witnessed pressure test on gas piping system and check for leaks.
14. Submit documentation verifying that A/C system is operable, if not, repair, replace or remove and seal all openings.
15. Run A/C condensate drain three-quarter inch nominal size to an approved location and secure as needed.
16. Mechanical and Warm Air Ventilation permits are required for the above work.

Notes:

1. See attachment for permit requirements and appeals procedure.
2. Provide plans and specifications for any portion of the building that is to be rebuilt.
3. Roof, sidewalks, etc. snow covered and could not be inspected. All must meet appropriate codes when completed.

Re: 963 Jessamine Ave E
February 14, 2022
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This is a registered vacant building. In order to sell or reoccupy this building, all deficiencies listed on this code compliance report must be corrected in accordance with the Minimum Housing Standards of the St. Paul Legislative Code (Chapter 34) and all required permits must receive final approval within six (6) months of the date of this report. One (1) six-month time extension may be requested by the owner and will be considered if it can be shown that the code compliance work is proceeding and is more than fifty (50) percent complete in accordance with Legislative Code Section 33.03(f).

You may file an appeal to this notice by contacting the City Clerk's Office at 651-266-8688. Any appeal must be made in writing within 10 days of this notice. (You must submit a copy of this notice when you appeal, and pay a filing fee.)

If you have any questions regarding this inspection report, please contact Nathan Bruhn between 7:30 - 9:00 AM at 651-266-9033 or leave a voice mail message.

Sincerely,

Nathan Bruhn
Code Compliance Officer
Department of Safety and Inspections
City of Saint Paul
375 Jackson Street, Suite 220
Saint Paul MN 55101
Phone: 651-266-9033
Email: nathan.bruhn@ci.stpaul.mn.us

Attachments