



# APPLICATION FOR APPEAL

RECEIVED

OCT 15 2010

CITY CLERK

Saint Paul City Clerk

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8560

The City Clerk needs the following to process your appeal:

- \$25 filing fee payable to the City of Saint Paul (if cash: receipt number 337957)
- Copy of the City-issued orders or letter which are being appealed
- Attachments you may wish to include
- This appeal form completed

YOUR HEARING Date and Time:

Tuesday, 10/26

Time 1:30 p.m.

Location of Hearing:

Room 330 City Hall/Courthouse

## Address Being Appealed:

Number & Street: 1439 Ashland City: St. Paul State: Mn. Zip: \_\_\_\_\_

Appellant/Applicant: Gregg Johnson Email wh.tic52@comcast.net

Phone Numbers: Business 651-777-3701 Residence \_\_\_\_\_ Cell 612-991-1422

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name of Owner (if other than Appellant): Johander LLC Travis Johnson

Address (if not Appellant's): 3128 Lyndale Ave. S Ste A Minneapolis, Mn - 55408

Phone Numbers: Business \_\_\_\_\_ Residence \_\_\_\_\_ Cell 612-483-6969

## 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
  - Fire C of O: Only Egress Windows
- Code Enforcement Correction Notice
- Vacant Building Registration
- Other
- Other
- Other

Item<sup>13</sup> SPLC 34.09(3), 34.32 (3) see attached

Item<sup>20</sup> MSFC 1026.1 Provide & maintain an approved escape window

See attached.

1439 Ashland Ave.

Item 20 Unit 9- MSFC1026.1 Provide and maintain an approved escape window from each sleeping room. After the first inspection, obstructions were removed so the egress window opened to 21.5 inches. The Existing Structures Header is a tight 48 inches. I don't believe the window has ever been changed could ever open to a height of 24 inches. Would you consider a variance for the existing structure?

Item 13: SPLC 34.09 (3), 34.32 (3) Repair and maintain the window sash. Repair damaged sash cords throughout building where needed. Previous owner(s) to my knowledge never repaired the sash cords but installed window inserts such as the information attached. I have yet to find a window with any sash cords attached. We would continue to use the inserts where needed with your approval.

We have been concentrating on our Safety deficiencies, the Heating plant deficiencies, as well as exterior repairs since the weather has been cooperating. We anticipate having the 1<sup>st</sup> floor exterior painting and repair done but if the weather changes we may need to finish the top level apartment exterior as weather permits in the spring.

As Tenants turnover, painting and repairs will be performed on the vacated apartment(s) as well as Smoke detectors and carbon monoxide detectors serviced.

We are trying to provide our Tenants and their pets with Safe and Warm living conditions at reasonable cost.

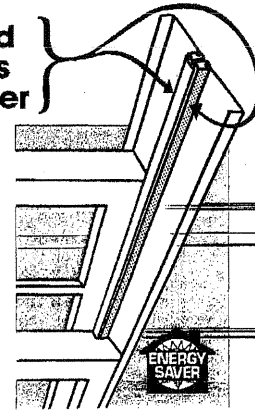
# Window

## REPLACEMENT CHANNELS

Weather-tight windows that work like NEW

Spring-powered center provides the best weather stripping you can buy.

- Easy to install
- Adds value to your home
- Save on heating and air conditioning
- Windows will slide up and down as smoothly in 20 years as the day they are installed
- Rustproof aluminum and stainless steel

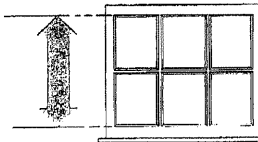


## How to Measure

Measure vertical glass height from lower rail to locking rail. Do not include the wood, just the height of the glass itself. Then choose the properly sized channels

This set fits standard 1 3/8" thick wood sash with 1/2" separation between sash.

Measure your window before selecting your channels.



## This Package Fits

GLASS SIZE

OPENING SIZE

# 24" 4'6"

Installation instructions

*Quaker City Mfg. Co.  
701 Chester Pike  
Sharon Hill, Pa.  
19079*

# How to install Window Fixer Replacement Channels

Take your time. Read the instructions carefully and follow them step by step. This is one job that usually goes rather easily.

1: Temporarily remove inside trim (stop) at top and side of the window. Using a 2" wide putty knife, work from the top of the trim down. Pry out trim about 1/8" at each nail. Then, working upwards, pry out about 1/2" more at each nail. When you reach the top, the trim should lift out easily.

2: Remove nails, screws or staples holding old metal channels. Pull sash and channels out of the window and place on a chair. Disconnect the old channels and discard. Scrape off any excess or lumpy paint along the edge of the sash and sand smooth.

If your windows have sash cord or chain, see "Special Instructions for Older Windows" below.

3: Before fitting sash in new channels, make sure that the new channels fit your window. Note that the angled end goes on the bottom and slants toward the outside. If the top parting bead interferes with channel fit at the top of the window, cut 1/2" off each end of the parting bead. If the channel must be trimmed, see "Cutting Instructions" below.

4: Fit the new channels on to each side of the sash. Make sure both sash are held securely by the channels.

5: Pick up both sash and channels together and place them into the window frame. Insert the bottom first. When the bottom butts against the outside stop, lift the entire unit into the frame. Unit will now stand securely by itself.

6: Now test the channels. Move the sash up and down in the channels. If the sash are too tight, ease the flange of the channels away from the sash (picture A). If the sash are too loose, press flange towards the channels (picture B).

7: To leave sufficient space for future adjustment if required, use a putty knife as a spacer while nailing channels in place. Place putty knife blade between the channel and the outside stop at the top of the window. Now nail upper portion of each channel into place. Raise sash, again use putty knife to provide space at the bottom of the window between outside stop and channel. Now nail the bottom portion of the channel into place. Replace inside trim. Again, allow the thickness of the knife blade between the channel and the trim while nailing trim in place.

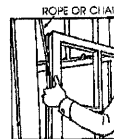
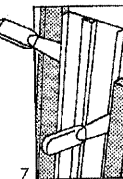
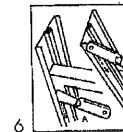
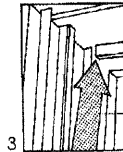
Do not paint the channels or edge of sash.

To properly operate a window with Window Fixer Replacement Channels, apply a slight pressure against the sash when raising it.

## Special instructions for older windows

If the window is held by rope or chain, these must be cut before sash can be removed. Weights will then drop down inside the frame. Remove pulleys. In the case of stubborn pulleys, they may be either pried out or hammered into the pocket since the new channel will cover any damage. Before installing channels we recommend that these pockets be filled with pour-in insulation.

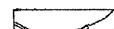
Wood side parting beads must be pried out with a chisel and discarded before upper sash can be removed. Top parting bead will need to be shortened 1/2" on each side to allow the new channels to fit in the top of the frame.



## Cutting Instructions

Channels must be cut only on the bottom (angled end). They may not be cut within 2" of the visible portion of the bottom spring. Springs are visible from the back of the channels and placement varies from set to set.

Place channel back-side down on a flat working surface and mark the





CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

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

Telephone: 651-266-8989  
Facsimile: 651-266-8951  
Web: [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

October 6, 2010

Travis Johnson  
Joe Nander LLC  
3128 LYNDAL AVE S STE A  
MINNEAPOLIS MN 55408

RE: RE-INSPECTION FIRE CERTIFICATE OF OCCUPANCY WITH DEFICIENCIES  
1439 ASHLAND AVE

Dear Property Representative:

Your building was re-inspected for the Fire Certificate of Occupancy on October 5, 2010. Approval for occupancy will be granted upon compliance with the following deficiency list. The items on the list must be corrected immediately.

**A re-inspection will be made on November 2, 2010 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 re-inspection fees.

DEFICIENCY LIST

1. Basement - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 415.0220 - Repair or replace and maintain the plumbing fixture to an operational condition.  
-Contact a licensed plumber to repair leaking water pipe joint.
2. Basement - NFPA 13 (2002) 9.2.3.2.1 - Provide a compliant hanger for each section of sprinkler pipe.
3. Basement - MFGC 304 - Provide approved combustion make up air in compliance with the mechanical code. This work may require a permit(s). Call DSI at (651) 266-9090.  
-Contact a licensed contractor to complete the Saint Paul Fire Marshal's Existing Fuel Burning Equipment Safety Test Report. If required, install an approved combustion air supply.
4. Basement - SPLC 34.11 (4), 34.34 (1), MPC 4515, MPC 326 - Connect or cap the sewer piping in accordance with the plumbing code.  
-Contact a licensed plumber to remove the illegal interior drain from the roof drainage system.

An Equal Opportunity Employer

5. Boiler Room - MSFC 703 - Repair and maintain the required fire resistive construction with approved materials and methods. This work may require a permit(s). Call DSI at (651) 266-9090.
6. Exterior - East - SPLC 34.09 (1) b, c, 34.32 (1) b, c - Provide and maintain all exterior walls free from holes and deterioration. All wood exterior unprotected surfaces must be painted or protected from the elements and maintained in a professional manner free from chipped or peeling paint. -Repair damaged concrete above basement window.
7. Exterior - SPLC 34.09 (3), 34.32 (3) - Provide or repair and maintain the window screen. -Repair or replace damaged and missing screens throughout building.
8. Exterior - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window frame. -Repair and professionally maintain damaged window frames throughout the building in an approved manner.
9. Exterior - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window in good condition. -Paint all windows that have chipped or peeling paint in an approved manner.
10. Exterior - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window glass. -Repair or replace cracked windows throughout building.
11. Exterior - SPLC 34.08 (1), 34.31 (1) - All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces. -Remove excess cable on the ground.
12. Interior - Bathrooms - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the walls in an approved manner. -Repair or replace the damaged or deteriorated walls. Patch the holes and/or cracks in the walls. Paint the walls.
13. Interior - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window sash. -Repair damaged sash cords throughout building where needed. Operable windows must be able to remain open.
14. Interior - MSFC 703 - The fire door must not be obstructed or impaired from its proper operation at any time. -Repair all fire doors to be able to close and latch completely.
15. Interior - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the ceiling in an approved manner. -Patch the holes and/or cracks in the ceiling and paint the ceiling where needed throughout building.
16. Interior - 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.
17. Interior - SPLC 34.10 (4), 34.33 (3) - Provide a bathroom floor impervious to water. -Repair damaged caulking throughout building.

18. Unit 1 - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.  
-Repair non-working hard wired smoke detectors in Unit 8 and throughout the entire building.

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19. Unit 2 - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.-And throughout building.

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20. Unit 9 - MSFC1026.1 - Provide and maintain an approved escape window from each sleeping room. The minimum size must be 5 square feet of glazed area with a minimum of 24 inches of openable height and 20 inches of openable width. With a finished sill height not more than 48 inches. This work may require permit(s). Call DSI at (651) - 266-9090. Refer to the Escape Windows for Residential Occupancies handout for more information.  
-Egress window measured 21.5 inches height by 28 inches width openable space and has a glazed area of 8.6 square feet.

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21. SPLC 34.11 (6), 34.34 (3) - Provide service of heating facility by a licensed contractor which must include a carbon monoxide test. Submit a completed copy of the Saint Paul Fire Marshal's Existing Fuel Burning Equipment Safety Test Report to this office.

For an explanation or information on some of the violations contained in this report, please visit our web page at: <http://www.ci.stpaul.mn.us/index.aspx?NID=211>

You have the right to appeal these orders to the Legislative Hearing Officer. Applications for appeals may be obtained at the Office of the City Clerk, 310 City Hall, City/County Courthouse, 15 W Kellogg Blvd, Saint Paul MN 55102 Phone: (651-266-8688) and must be filed within 10 days of the date of the original orders.

If you have any questions, email me at [william.beumer@ci.stpaul.mn.us](mailto:william.beumer@ci.stpaul.mn.us) or call me at 651-266-8991 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,

William Beumer  
Fire Inspector  
Ref # 11968