



# APPLICATION FOR APPEAL

RECEIVED

JUL 11 2012

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 \_\_\_\_\_)
- Copy of the City-issued orders or letter which are being appealed
- Attachments you may wish to include
- This appeal form completed
- Walk-In OR  Mail-In

YOUR HEARING Date and Time:

Tuesday, 7-17-12

Time 11:30 a.m.

Location of Hearing:

Room 330 City Hall/Courthouse

## Address Being Appealed:

Number & Street: 260 E. Baker Street City: St Paul State: MN Zip: 55107

Appellant/Applicant: Johnnie and Shelley HARRIS Email: glidingtouch@yahoo.com

Phone Numbers: Business \_\_\_\_\_ Residence \_\_\_\_\_ Cell 651-755-8118

Signature: Shelley Harris Date: 7-11-12

Name of Owner (if other than Appellant): Dennis Welch, Lisa Welch

Address (if not Appellant's): 40 Dunlap St. S

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

Fire C of O: Only Egress Windows

Code Enforcement Correction Notice

Vacant Building Registration

Other



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)

June 27, 2012

DENNIS WELCH  
LISA WELCH  
40 DUNLAP ST S  
ST PAUL MN 55105-2627

### Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 260 BAKER ST E  
Ref. # 105633

Dear Property Representative:

Your building was inspected on June 18, 2012, 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 re-inspection will be made on or after August 1, 2012 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. Basement - Ceiling - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 415.0220 - Repair or replace and maintain the plumbing fixture to an operational condition.-Repair water leak coming from lower unit.
2. Basement - Dryer Vent - UMC 504.6 - Provide, repair or replace the dryer exhaust duct. Exhaust ducts for domestic clothes dryers shall be constructed of metal and shall have a smooth interior finish. The exhaust duct shall be a minimum nominal size of four inches (102 mm) in diameter. This work may require a permit(s). Call DSI at (651) 266-8989.- Dryer vent found in disrepair. Under permit repair or replace dryer vent.
3. Basement - Floor - SPLC 34.10 (5), 34.33 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.-Remove standing water on basement floor. Remove material damaged by water.

4. Basement - Floor - SPLC 34.10 (5), 34.33 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.-Standing water on basement floor from bathroom leak in Unit 1.
5. Basement - North Door - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door frame.-Hinge and frame loose on basement door.
6. Basement - Storage - MSFC 315.2.5 - Fueled equipment, including but not limited to tanks, motorcycles, mopeds, lawn-care equipment and portable cooking equipment, shall not be stored, operator or repaired within a building.-Immediately remove unused tank stored on basement floor.
7. Basement - Storage - UMC 1346.703 - Provide 30 inches clearance around all mechanical equipment.-Remove all material around and stored by water heater and furnace.
8. Both Units - Access - SPLC 34.19 - Provide access to the inspector to all areas of the building.-Failure to meet the inspector for the scheduled appointment or failure to contact the inspector to reschedule the scheduled appointment will result in enforcement action.
9. Exterior - By Garage - SPLC 34.08 (1), 34.31 (1) - All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces.-Remove all trash by and in garage.
10. Exterior - By Garage - SPLC 34.08 (3) - Provide and maintain suitable ground cover on all exterior areas to control erosion.-Provide grass seed on back side of house by garage.
11. Exterior - By Garage - SPLC 34.08 (2) - Provide and maintain the property grade to slope away from the building to minimize the accumulation of water near the building. This work may require a permit(s). Call DSI at (651) 266-9090.-Repair grading and drainage behind house by garage to drain all water away from house.
12. Exterior - North Porch - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window frame.-Replace or repair north porch storm window frames.
13. Exterior - North Porch - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window frame.-Storm window frames coming apart and falling out of window frames.
14. Exterior - North Wooden Staircase - SPLC 34.09 (2) 34.32 (2) - Provide an approved guardrail with intermediate balustrade or rails 4 inches or less apart. This work may require a permit(s). Call DSI at (651) 266-9090.-Missing balustrades on guardrails.
15. Exterior - North and Southwest Staircase - SPLC 34.09 (2), 34.32(2) - Repair or replace the unsafe stairways, porch, decks or railings in an approved manner. This work may require a permit(s). Call DSI at (651) 266-9090.-Replace loose and broken steps and loose staircase railings throughout both staircases.
16. Exterior - Storm Doors - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door in good condition.-Replace broken east and north storm doors.

17. Exterior - SPLC 45.03 (6) - Cut and maintain the grass/weeds less than 8 inches tall.
18. Fence - Throughout - SPLC 34.08 (5), 34.31 (3) - Repair, replace and maintain all exterior surfaces on fences, sheds, garages and other accessory structures free from holes and deterioration. Provide and maintain exterior unprotected surfaces painted or protected from the elements.-Replace damaged north metal gate. Repair or replace fencing throughout property.
19. Garage - Address Numbers - SPLC 71.01 - Provide address numbers on garage facing street.
20. Garage - SPLC 34.08 (5), 34.31 (3) - Repair, replace and maintain all exterior surfaces on fences, sheds, garages and other accessory structures free from holes and deterioration. Provide and maintain exterior unprotected surfaces painted or protected from the elements.-Remove trees running against garage on east side. Repair or replace siding. Replace or repair roll up door.
21. House - Siding - 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 or replace siding on south side of house.
22. Trees - House - SPLC 34.08 (5), 34.31 (3) - Repair, replace and maintain all exterior surfaces on fences, sheds, garages and other accessory structures free from holes and deterioration. Provide and maintain exterior unprotected surfaces painted or protected from the elements.-Remove trees growing above roof line and against side of house.
23. Unit 1 - 1st and 2nd Floor Bedrooms - MSFC 703 - The fire window must not be obstructed or impaired from its proper operation at any time.-Remove air conditioners from single egress window in bedrooms.
24. Unit 1 - 2nd Floor - MN State Statute 299F.50 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 manufacturers instructions.-Missing CO detector.
25. Unit 1 - Bathtub - SPLC 34.10 (4), 34.33 (3) - Provide a bathroom floor impervious to water.-Repair or replace caulk around tub to ensure water tightness around the tub.
26. Unit 1 - Doors - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door in good condition.-Replace all broken doors throughout unit.
27. Unit 1 - East Storm Door - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door frame.-Replace damaged east storm door frame.
28. Unit 1 - Kitchen Cabinets - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the cabinets in an approved manner.-Repair or replace damaged kitchen cabinet drawers and doors.

29. Unit 1 - Main Floor Bedroom - NEC 440.13 - For cord-connected equipment such as room air conditioners, household refrigerators and freezers, drinking water coolers, and beverage dispensers, a separable connector or an attachment plug and receptacle shall be permitted to serve as the disconnecting means. The appliance must plug directly into a permanent outlet.-Remove extension cord attached to air conditioner cord.
30. Unit 1 - Main Floor Bedroom - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.-Remove extension cord.
31. Unit 1 - Throughout Main Floor - 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.
32. Unit 2 - 2nd Floor Hallway - MSFC 1011.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exitway.-Run cable cords up towards ceiling or secure to ceiling.
33. Unit 2 - Living Room - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped.-Replace ceiling light fixture cover.
34. 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.
35. SPLC 39.02(c) - Complete and sign the smoke detector 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: (651-266-8688) and must be filed within 10 days of the date of this order.

If you have any questions, email me at: [sean.westenhofer@ci.stpaul.mn.us](mailto:sean.westenhofer@ci.stpaul.mn.us) or call me at 651-266-8982 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,

Sean Westenhofer  
Fire Inspector  
Ref. # 105633