



# APPLICATION FOR APPEAL

## Saint Paul City Council – Legislative Hearings

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 payable to the City of Saint Paul (if cash: receipt number SMRLS - Waived)
  - 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

<b>HEARING DATE &amp; TIME</b> (provided by Legislative Hearing Office) Tuesday, <u>7-8-14</u>  Time <u>11:30 AM</u> Location of Hearing: Room 330 City Hall/Courthouse
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### Address Being Appealed:

Number & Street: 150 Page St. W. City: St. Paul State: MN Zip: 55101

Appellant/Applicant: Fatima Galatin Email \_\_\_\_\_

Phone Numbers: Business \_\_\_\_\_ Residence 651-793-5065 Cell \_\_\_\_\_

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

Name of Owner (if other than Appellant): Ghermai Tekleheimannat

Mailing Address if Not Appellant's: 11015 Hundred Bridge Lane Sugarland TX 77498

Phone Numbers: Business \_\_\_\_\_ Residence \_\_\_\_\_ Cell \_\_\_\_\_

### What Is Being Appealed

- Vacate Order/Condemnation/Revocation of Fire C of O \_\_\_\_\_
- Summary/Vehicle Abatement \_\_\_\_\_
- Fire C of O Deficiency List \_\_\_\_\_
- Code Enforcement Correction Notice \_\_\_\_\_
- Vacant Building Registration \_\_\_\_\_
- Other \_\_\_\_\_

Dear City Staff:

I represent the tenants at 150 Page Street West. The tenants are seeking to remain at the property. I respectfully request that the fee be waived.

Sincerely,

*Colleen Walbran*  
Colleen Walbran

Attorney

Southern Minnesota Regional Legal Services

55 East Fifth Street, Suite 400

St. Paul, MN 55101

Tel. 651-894-6951



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 13, 2014

GHERMAI TEKLEHEIMERNAUT  
11015 HUNDRED BRIDGE LANE  
SUGARLAND TX 77498

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

RE: 150 PAGE ST W  
Ref. # 106437

Dear Property Representative:

Your building was inspected on June 13, 2014, 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 June 30, 2014 at 12:00 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. Exterior - East Tree Limbs - 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.-Cut back over grown tree limbs.
2. Exterior - House - SPLC 34.09 (1) a, 34.32 (1) a - Provide and maintain foundation elements to adequately support this building at all points.-Seal cracks and holes along south foundation walls.
3. House - North Wall - SPLC 34.09 (1) b,c, 34.33 (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 loose siding along north wooden wall.

4. Revocation - SPLC 40.06 Suspension, revocation and denail. Owner is in non compliance with Fire Certificate of Occupancy orders dated 3.17.2014, 4.17.2014 and 5.13.2014..-

5. UNIT 150 - 2nd Floor Closet - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped.-Missing globe cover.

6. UNIT 150 - Basement Bathroom Walls - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls in an approved manner.  
-Repair loose and damaged wall tiles.

7. UNIT 150 - Basement 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.

8. UNIT 150 - Basement Bedroom - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.-Missing smoke detector.

9. UNIT 150 - Basement Bedroom - 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.

10. UNIT 150 - Garage Door - MSFC 1028.3 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exitway.-Remove all storage blocking access into the garage.

11. UNIT 150 - Garage Door - MSFC MSFC 1003.3.1.8 - The maximum number of locks on unit doors is two. Remove all locks in excess of two.-Remove excessive locks from inside of garage door.

12. UNIT 150 - North Entry Walls - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.-Replace painted over wall outlets.

13. UNIT 150 - Water Heater - UMC 1346.703 - Provide 30 inches clearance around all mechanical equipment.-Move storage next to water heater.

14. UNIT 152 - 2nd Floor Bathroom - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the cabinets in an approved manner.-Replace damaged floorboard underneath bathroom sink.

15. UNIT 152 - 2nd Floor Staircase - MSFC 1028.3 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exitway.-Remove and run cables to avoid exiting obstructions.

16. UNIT 152 - Basement Bedroom - MSFC 703 - Provide, repair or replace the fire rated door and assembly. The minimum rating must be: 30 minute. Replace basement bedroom door.

17. UNIT 152 - Basement Bedroom Door - MSFC 1003.3.1.8 - Remove unapproved locks from the exit doors. The door must be openable from the inside without the use of keys or special knowledge or effort.-Remove deadbolt lock from bedroom door.

18. UNIT 152 - Basement Bedroom Door and 2nd Floor North Bedroom Door - MSFC 1003.3.1.8 - Remove unapproved locks from the exit doors. The door must be openable from the inside without the use of keys or special knowledge or effort.-Remove deadbolt from basement bedroom door and remove key entry door lock from 2nd floor bedroom door.
19. UNIT 152 - Basement Door - 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.  
-Replace door between basement hallway and utility room.
20. UNIT 152 - Garage Ceiling Outlet - SPLC 34.14 (2), 34.34 (5) - Provide an approved electrical service adequate to meet the buildings needs. This work may require a permit(s), call DSI at (651) 266-9090.-Install outlet close to door opener.
21. UNIT 152 - Garage Door - MSFC 703 - Provide, repair or replace the fire rated door and assembly.-Repair and maintain the door closer.
22. UNIT 152 - Garage Door - MSMC 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 and installed in accordance with the mechanical code. This work may require a permit(s). Call DSI at (651) 266-8989.-Remove dryer vent and install 1 type of venting material.
23. UNIT 152 - Garage Door Opener - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.-Remove extension cord from garage door opener.
24. UNIT 152 - Garage/Utility Room - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the floor in an approved manner.-Replace damaged transition strips in front of garage door and into utility room.
25. UNIT 152 - North Entry/Exit Door - MSFC MSFC 1003.3.1.8 - The maximum number of locks on unit doors is two. Remove all locks in excess of two.-Remove third lock from entry door.
26. UNIT 152 - West Wall Register - 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.  
-Remove and tape and secure wall register to interior west wall behind entry door.
27. UNITS 150 and 152 - Interior 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.

28. UNITS 152 - Exterior Parking - SPLC 163.03, 163.01 (2), (3) - Currently license (tabs) all vehicles on the property and return the vehicles to an operative mechanical condition or remove vehicles from the property.-UNIT 152 remove damaged vehicle from property immediately or have towed.

29. 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.

30. 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: (651-266-8585) 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 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Sean Westenhofer  
Fire Inspection

Ref. # 106437