

RLH CO 18-45



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

RECEIVED

DEC 03 2018

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 #8141)
 - 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, DEC. 18, 2018
Time 11:00
Location of Hearing:
Room 330 City Hall/Courthouse

Address Being Appealed:

Number & Street: 312 Brinhall St City: Saint Paul State: MN Zip: 55105

Appellant/Applicant: Franc Garcia Email francinstpaol@gmail.com

Phone Numbers: Business 651-276-0412 Residence _____ Cell 651-276-0412

Signature: _____ Date: 12/3/18

Name of Owner (if other than Appellant): _____

Mailing Address if Not Appellant's: 342 1

Phone Numbers: Business _____ Residence _____ Cell 651-276-0412

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.)

Comments:

I need more time to correct some of the problems, I would also need money for these corrections and I have an issue with some of the corrections requested. Some corrections need warmer weather -



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

- Yog hais tias koj tsis to taub tsab ntawv no, hu rau tus txhais lus ntawm (651) 266-8989. Nws yog pab dawb xvb.
- Si necessita un traductor, por favor llamanos al (651)266-8989. No costo.

335

November 26, 2018

Francis J Garcia
312 Brimhall St
St Paul MN 55105-2430

Occupant
312 Brimhall St
St Paul MN 55105

CORRECTION NOTICE

Date: November 26, 2018
RE: 312 BRIMHALL ST
File #: 18-096466

Dear Sir or Madam:

The City of Saint Paul, Department of Safety and Inspections has inspected the above referenced property on **November 21, 2018** and has determined that the following deficiencies exist in violation of the Saint Paul Legislative Code¹ (see footnote 1, below).

1. **SPLC 34.13 MORE THAN FOUR UNRELATED OCCUPANTS:** The use of this building for more than four unrelated adults would require approval and a Certificate of Occupancy. Use of this property does not conform to zoning ordinance. Immediately discontinue unapproved use and convert to legal use. Discontinue use as a rooming and boarding occupancy without approval and the required Certificate of Occupancy.
2. **SPLC 34.13 CEILING HEIGHT:** Provide and maintain all habitable areas with a ceiling height of 7 feet over 1/2 the floor area. The upper attic space was converted without permits for two sleeping rooms. The ceiling heights at the top of the stairs is slanted and creates a dangerous exit/escape route.
3. **SPLC 34.13 EMERGENCY ESCAPE AND RESCUE OPENING:** At least one window or door opening in every room used for sleeping purposes shall be openable from the inside and maintained in a professional state of maintenance and repair. Provide and maintain an approved opening from each sleeping room or area, or discontinue use of area as a sleeping room. Remove air conditioner in the emergency escape window. This is an unapproved attic space for occupancy.

4. SPLC 45.03 **EXPOSED WIRES:** Remove unapproved exposed wiring and repair or replace damaged electrical fixtures. Install in accordance with the electrical code. Repair the dining room light fixture.
5. SPLC 34.09 **EXTERIOR WALLS:** The exterior walls and/or trim of the house and/or garage has defective or peeling paint, or unpainted wood surfaces. Maintain in a professional state of maintenance and repair by 6/1/19.
6. SPLC 34.09 **LOCKS/DEADBOLT:** Lacking deadbolt door locks. Provide one-inch throw deadbolt locks for all entry doors to dwelling unit(s).
7. SPLC 34.13 **SLEEPING ROOMS:** The converted attic space/sleeping rooms do not meet light, ventilation or escape requirements. Stop this use of these rooms or repair to meet sleeping room requirements under permit.
8. SPLC 34.10 **INTERIOR STAIRS:** Every flight of stairs shall be maintained in a professional state of maintenance and repair. Every required handrail and guard shall be firmly fastened and capable of supporting imposed loads and shall be maintained in a professional state of maintenance and repair. The attic space was converted without permits and the stairs, guardrail/handrail do not meet code.
9. SPLC 34.09 **WINDOWS:** Repair and maintain the window in good condition including the glass, sash, frame and screens. Windows shall be without cracks or holes, sashes shall be in sound conditions, the window shall be easily opened and maintain the open position. All screens shall be maintained in a professional state of maintenance and repair by 6/1/19.

You are hereby notified to correct these deficiencies in accordance with the appropriate codes. The Enforcement Officer will re-inspect these premises on or after **December 17, 2018**, by which date the violations noted must be corrected. **Failure to correct these deficiencies may result in the issuance of criminal charges²** and/or a civil lawsuit, and possible abatement/assessment by the City. All repairs and new installations must be made in accordance with the appropriate codes. Permits may be obtained by calling 651-266-8989.

You may file an appeal to this notice by contacting the City Clerk at 651-266-8585. 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 or request additional information, please contact me. To arrange an appointment or request an extension of time to complete repairs, you will need to speak directly to me at 651-266-1940.

Sincerely,

Lisa Martin
Badge # 335

November 26, 2018
312 BRIMHALL ST
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CODE ENFORCEMENT OFFICER

Footnotes:

- ¹ To see the Legislative Code go to www.stpaul.gov on the internet, click on "Departments", then click on "Department of Safety and Inspections", scroll down the page for the "Codes". Most Correction Notices derive from Chapter 34.
- ² Criminal charges can be brought on the day the violation is observed, but generally we allow time to correct unless this is a repeat violation.

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WARNING: Code inspection and enforcement trips cost the taxpayers money. If the violations are not corrected within the time period required in this notice, the city's costs in conducting a reinspection for compliance after the due date will be collected from the owner rather than being paid for by the taxpayers of the City. If additional new violations are discovered within the next following 12 months, the city's costs in conducting additional inspections at this same location within said 12 months will be collected from the owner rather than being paid for by the taxpayers of the City. Any such future costs will be collected via assessment against the real property and are in addition to any other fines or assessments which may be levied against you and your property.

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