



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

RECEIVED

APR 17 2017

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 950305)
 - 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

<p>HEARING DATE & TIME (provided by Legislative Hearing Office) Tuesday, <u>April 25, 2017</u></p> <p>Time <u>1:30 p.m.</u></p> <p>Location of Hearing: <u>Room 330 City Hall/Courthouse</u></p>
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Address Being Appealed:

Number & Street: 750 Blair Ave City: ST Paul State: Mn Zip: 55104

Appellant/Applicant: Douglas King Email doug.5964@yahoo.com

Phone Numbers: Business _____ Residence _____ Cell 651 592 5641

Signature: Douglas King Date: 4-17-17

Name of Owner (if other than Appellant): _____

Mailing Address if Not Appellant's: 1779 Lk Valentin Rd, Eden Hills, Mn, 55112

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.)
- orders of 4-7-17 19, 20, 29, 30, 31, 35, 38



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

April 7, 2017

Douglas C King
750 Blair Ave
St Paul MN 55104-1652

RE: FIRE INSPECTION CODE COMPLIANCE NOTICE
750 BLAIR AVE

Ref # 124266

Dear Property Representative:

A code compliance inspection of your building was conducted to identify which deficiencies that need to be corrected in order for the building to be compliant. The Saint Paul Legislative code requires that no building shall be occupied without a Certificate of Occupancy and a Fire Certificate of Occupancy. Neither of these certificates will be issued unless all work required to be done under permit is inspected and approved by the appropriate inspector. Your Certificate of Occupancy and Fire Certificate of Occupancy will be granted upon demonstration of compliance with the following deficiency list and payment of required fees.

YOU WILL BE RESPONSIBLE FOR NOTIFYING TENANTS IF ANY OF THE FOLLOWING LIST OF DEFICIENCIES ARE THEIR RESPONSIBILITY.

DEFICIENCY LIST

General/ Building/ Fire Safety:

SPLC 33.03 – DSI building permit and other trade permits will be required for this work. Contact DSI at (651)266-8989 to obtain any necessary permits.

Fire Inspector: Mitchell Imbertson - (651)266-8986

Building Inspector: James Seeger - (651)266-9046

1. Building Occupancy/ Zoning - SBC 3405.1, SBC 110.2, SPLC 62.101 –
Occupancy: R-2 (3 Residential Units)
Zoning: RM2

This property was inspected as an existing R-2 Residential Occupancy with 3 dwelling units. Any change from this use will require DSI building and zoning department approvals.

2. 1st Floor - Fire Extinguisher - 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.
3. 1st Floor - Front Door - SPLC 34.09 (4), 34.32 (3) - Repair and maintain the loose door frame.
4. 1st Floor - Side Bedroom - MSFC 1008.1.9.3 - 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 one of the two door knobs so that door opens with single motion, door requires both knobs to be turned simultaneously to open.
5. 1st Floor - Storage - MN Stat 299F.18 - Immediately remove and discontinue excessive accumulation of combustible materials.
6. 2nd Floor - Bathroom - SPLC 34.10 (4), 34.34 (3) - Provide and maintain a bathroom floor impervious to water.
7. 2nd Floor - Fire Separation - MSFC 703.1 - Repair and maintain the required fire resistive construction with approved materials and methods. This work may require a permit(s). Call DSI at (651) 266-8989.-Fire-stop the floor and ceiling penetrations in order to maintain 1 hour fire separation between dwelling units.
8. 2nd Floor - Floor - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner.
9. 2nd Floor - Walls - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner.
10. 2nd Floor - Walls - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner.
11. 2nd Floor - Woodwork - SPLC 34.10 (7), 34.17 (5) - Repair or replace and maintain the woodwork in an approved manner.-Repair trim as necessary where damaged.
12. 2nd Floor - MN Stat 299F.18 - Immediately remove and discontinue excessive accumulation of combustible materials.
13. 3rd Floor - CO Alarm - 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 manufacturer's instructions.-Replace missing battery cover on CO Alarm.
14. 3rd Floor - Doors - SPLC 34.09 (4), 34.32 (3) - Repair and maintain the door frame.

15. 3rd Floor - Front Room - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner.-Repair the loose vinyl flooring in front room.
16. 3rd Floor - Front Window - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition.-Repair front casement window frame and hardware to open and close properly.
17. 3rd Floor - Stairway - SPLC 34.10 (3), 34.34(2) - Repair or replace the damaged guardrail in an approved manner.-Secure loose guardrail in kitchen near the stairway.
18. 3rd Floor - Walls - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner.-Repair/ paint the walls as necessary.
19. Basement - Fire Separation - MSFC 705.3 - Incidental Use Areas - Incidental use areas shall be separation from the rest of the building in accordance with this section. This includes shops, laboratories containing hazardous materials, storage rooms exceeding 100 sq ft, laundry rooms exceeding 100 sq ft, and rooms containing heating equipment in excess of 400,000 BTU. - Provide and maintain 1 hour fire separation in accordance with the code or modify use of the basement. Basement is currently open ceiling with no separation and is a storage/laundry room over 100 sq ft.
20. Basement - South End - SPLC Sect 34.34 (1) - Re-install missing post from midpoint of south end basement beam.
21. Basement - Stairways - SPLC 34.10 (3) 34.34(2) - Provide an approved guardrail. Intermediate balustrade must not be more than 6 inches apart. Intermediate rails must be provided if the height of the platform is more than 30 inches.
22. Basement - Stairways - SPLC 34.10 (3), 34.34(2) - Provide an approved handrail. The top of the handrail must be between 34 and 38 inches above the treads and run the entire length of the stair.
23. Basement - Stairways - SPLC 34.10 (3), 34.34(2) - Repair or replace the unsafe stairway in an approved manner.-Repair cracked bottom stair tread on stairway leading to the 1st floor unit.
24. Basement - MSFC 315.2 - Provide and maintain at least 2 feet clearance to storage below the lowest structural member or the ceiling.
25. Exterior - Basement Windows - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window glass.
26. Exterior - Drainage - 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) 266-8989.-Repair gutters and downspouts as necessary to properly direct drainage.
27. Exterior - Fence - SPLC Sect. 34.32 (5) - Repair fences and gates or remove where damaged.

28. Exterior - Garage - 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.-Repair garage roof in an approved manner where deteriorated. Repair or remove the improperly constructed walls where garage addition has been enclosed without permits.
29. Exterior - Garage - SPLC Sect. 34.32 (3) - Rebuild all garages and additions to code (many supports over spanned and under sized) or remove. Supply plans to DSI.
30. Exterior - Garage - MSFC 803.1 - Wall and/or ceiling finishes exceed the code requirements for flame spread ratings. Remove or provide documentation of flame spread compliance.-Cover or remove exposed paper-faced insulation on ceiling.
31. Exterior - Garage - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner.-Repair or remove damaged ceiling material.
32. Exterior - Garage Storage - MSFC 1104.22 - Provide and maintain a minimum of 24 inch aisle front to rear.
33. Exterior - Garage Storage - MSFC 315.3.1 - Provide and maintain at least 2 feet clearance to storage below the lowest structural member or the ceiling.
34. Exterior - Rear Stairway - MSFC 1104.16.7 - Maintenance - Fire escapes shall be kept clear and unobstructed at all times and shall be maintained in good working order.- Remove storage obstructing the rear exterior exit stairway on landings and at bottom.
35. Exterior - Rear Stairway - SPLC 34.09 (3), 34.33(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) 266-8989.-Repair loose area of steps between 2nd and 3rd floor on exterior rear stairway.
36. Exterior - Rear Stairway - SPLC 34.09 (3), 34.33(2) - Repair or replace the damaged guardrail in an approved manner. This work may require a permit(s). Call DSI at (651) 266-8989.-Repair loose areas of the guardrail on exterior rear stairway.
37. Exterior - Roof - SPLC 34.09 (1) e, 34.32 (1) d - Provide and maintained the roof weather tight and free from defects. This work requires a licensed contractor to obtain a permit and arrange for inspections and approval by city inspection staff. Contact DSI at 651-266-8989.
38. Exterior - Stairways and Porches - SPLC Sect. 34.33 (2) a-c - Repair or replace stairs, deck, handrails, guardrails and porch floors in an approved manner where damaged.
39. Exterior - Storage - SPLC Sect. 3432 (4) - Remove all clutter and stored materials or properly store to code.

40. Exterior - Throughout - SPLC Sect. 34.33 (1) a-d - Repair or replace gutters, downspouts, rain leaders, soffits, fascia, roof covering and east side MPD rubber roofing.
41. Exterior - Window Screens - SPLC 34.09 (4), 34.33 (3) -Provide or repair and maintain the window screen.-Repair/secure the loose and damaged window screens as necessary.
42. Fire Extinguishers - MSFC 906.1, MN Stat. 299F.361 - Provide approved fire extinguishers in accordance with the following types, sizes and locations.-Provide one minimum 1A10BC fire extinguisher within each apartment unit or a minimum 2A10BC not be more than 50' travel distance from each apartment entrance. They must be permanently mounted between 3 and 5 feet high in readily visible and easily accessible locations.
43. Rear Stairway - Unit Entry Doors - MSFC 703.1 - Provide, repair or replace the fire rated door and assembly. The minimum rating must be: 20 minutes. - Provide/ repair and maintain the unit fire doors to maintain separation from the common stairway.
44. Rear Stairway - MSFC 1028.3 - No combustible storage is allowed in exit corridors or exit stairways.
45. Rear Stairway - SPLC 34.10 (3), 34.34(2) - Repair or replace the damaged handrail in an approved manner.-Secure handrail where loose.
46. Smoke Alarms - MSFC 907.2.10.1.2, MSFC 102.1.1 - Smoke Alarms - Single or multiple-station smoke alarms shall be installed or maintained in the following locations - On ceiling/wall outside of each sleeping area in the immediate vicinity of bedrooms, in each room used for sleeping purposes, and in each story within a dwelling unit including basements. - Provide/maintain smoke alarms inside of each bedroom in all units and outside of sleeping rooms. Where hard-wired smoke alarms have previously been installed, alarms must be maintained as hard-wired with battery backup.
47. Smoke Alarms - MSFC 1103.8.1 - Smoke Alarms - Smoke Alarms shall be replaced when they fail to respond to operability tests or when they exceed 10 years from the date of manufacture. Alarms shall be replaced with smoke alarms having the same type of power supply. - Replace smoke alarms as necessary where existing detectors are non-working or more than 10 years old.
48. Throughout - Fire Separation - MSBC Chapter 3, Chapter 7 - Install or verify 1 hour fire rated construction between units and between units and common areas. Properly fire stop all penetrations between units and common areas and units.
49. Throughout - Storage - MSFC 1028.3 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exitway.-Remove the storage from stairways. Remove storage obstructing access to unit exit doors and obstructing any interior doors from opening fully.
50. Throughout - Storage - MSFC 315.2 - Provide and maintain orderly storage of materials.

Electrical:

Minnesota Electrical Act - All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit. Any open walls or walls opened as part of this project must be wired to the standards of the current NEC.

Electrical Inspector: Dave Blank – (651)266-9035

51. NEC 408.4 – Service/Subpanel(s) - Provide a complete circuit directory at the electrical panel(s) indicating location and use of all circuits.
52. NEC 240.51(B) – Service/Subpanel(s) - Install “S” type fuse adapters and proper size “S” type fuses due to over-fusing.
53. MSFC 605.1, NEC 240.4 – Service/subpanel(s) -Verify that fuse amperage matches wire size in electrical panels. Replace improperly sized overcurrent devices.
54. MSFC 605.6, NEC 110.12(A) – Throughout - Close openings in service panel/junction boxes with knockout seals, proper cable clamps, and/or junction box covers.
55. NEC Chapter 3 – Throughout - Properly strap and support cables and/or conduits to current NEC.
56. MSFC 605.5 – Remove all cord wiring used as a substitute for fixed wiring. NEC 400.8
57. MSFC 605.1 – Throughout - Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaires (light fixture), switches, covers and plates to current code. Article 406.4(D) & Article 410, NEC
58. MSFC 605.1 – Throughout - 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 to current NEC. Article 406.4(D), NEC
59. NEC 314.20 – Throughout - Install box extensions on devices mounted in wood paneling where boxes are not flush with combustible material.
60. MSFC 605.1 – Throughout - Remove and/or rewire all illegal, improper or hazardous wiring to current NEC. (Excessive clutter, unable to inspect all electrical)
61. MSFC 605.1 – Basement - Properly wire boiler to current NEC.
62. MSFC 605.1 – Front Exterior – Install proper conduit fittings and boxes for the location to current NEC.
63. MSFC 605.1 – Units 1, 2, and 3 – Properly ground bathroom light fixtures.
64. MSFC 605.1 – Unit 2 – Properly ground kitchen light fixture.
65. MSFC 605.1 – Unit 3 – Remove/relocate receptacle outlet installed above electric baseboard heater per NEC 110.3(B).
66. Excessive clutter at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.

Mechanical:

MN Rules 1300.0120 - Mechanical permits are required for this work. All work must be completed by a licensed contractor.

Mechanical Inspector: Christi Dick – (651)266-9045

67. SPLC 34.11 - The Boilers are required to be certified safe and all controls must be checked for proper operation by a licensed Mechanical Contractor.
68. MNFGC 308.4.4 - Provide 30" of clearance in front of the boilers for service.
69. MNFGC - All CSST gas piping must be bonded in an approved manner.
70. MNMC 103 - The unapproved appliance(s) in the out buildings are required to be removed or brought up to code.
71. MNMC 103 - All radiator valves are required to be repaired or replaced. (must be able to shut each off and turn on)
72. MNMC 103 - Plug, cap and remove all disconnected gas lines and support to code.
73. MNRC R303.3 - Provide a window a window in the bathrooms with a aggregate glazing area not less than 3 square feet, one-half which must be openable or provide exhaust system vented to the outside. A Mechanical Ventilation is required if an exhaust system is installed

Plumbing:

All corrections to waste, vent, water and gas piping shall be as per the Minnesota Plumbing Code Chapter 4715 and Chapter 326, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code and the Saint Paul Regional Water Service Code.

Plumbing Inspector: Jim Kaufer – (651)266-9054

Basement

Water Heater:

74. (MPC .0100 Q) The water heater must be fired and in service.

Water Meter:

75. (MPC 609.11 & SPRWS Sec. 94.04 (a)) install the water meter to a min. 12 and max. 48 inches above the floor.
76. (MPC 609.11) Support the water meter to code.
77. (MPC 606.2) The service valves must be functional and installed to code.
78. (SPRWS Sec.94.04 & 94.16 (g)) The water meter must be removed from the pit.

Laundry Tub/Clothes Washer Box/Standpipe:

79. (MPC 701) Install the waste piping to code.
80. (MPC .0100 P & Q) Install the water piping to code.

81. (MPC .0100 B) Provide the proper potable water protection for the faucet spout.

Gas Piping:

82. (MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
83. (MFGC 614.1-614.7) Vent clothes dryer to code.
84. (MFGC 310) Bond the corrugated stainless steel tubing to code.
85. (MMC 103) Remove all disconnected gas lines and unapproved valves.

First Floor

Tub/Shower:

86. (MPC 417.3) Install backflow protection for the hand held shower.
87. (MPC 409.2) Provide an approved waste stopper.

Gas Piping:

88. (MFGC 411) Install an approved shut off; connector and gas piping for the range.
89. (MFGC 310) Bond the corrugated stainless steel tubing to code.

Second Floor

Tub/Shower:

90. (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
91. (MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
92. (MPC 417.3) Install backflow protection for the hand held shower.
93. (MPC 401.1 & 409.2) Replace the waste and overflow.

Gas Piping:

94. (MFGC 411) Install an approved shut off; connector and gas piping for the range.
95. (MFGC 310) Bond the corrugated stainless steel tubing to code.

Third Floor

Tub/Shower:

96. (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
97. (MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
98. (MPC 417.3) Install backflow protection for the hand held shower.

Gas Piping:

99. (MFGC 411) Install an approved shut off; connector and gas piping for the range.
100. (MFGC 310) Bond the corrugated stainless steel tubing to code.

Exterior

Lawn Hydrant(s):

101. (MPC 301.1) Repair or replace the lawn hydrants that are broken or have parts missing.
102. (MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.

General:

103. (MN Rules Chapter 1300.0120) Obtain permits and provide tests/inspections for the plumbing performed without permits.
104. (MPC .0100 L & M) Remove unused waste, vent, water, and gas piping to the main and cap/plug to code.

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 City Clerk's Office, Room 310 - City Hall (651-266-8688), 15 Kellogg Boulevard West, and must be filed within 10 days of the date of the original orders.

Ref. # 124266