

RLH VO 18-51



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

310 City Hall, 15 W. Kellogg Blvd.
Saint Paul, Minnesota 55102
Telephone: (651) 266-8585

RECEIVED
SEP 27 2018

We need the following to process your appeal: CITY CLERK

- \$25 filing fee (non-refundable) (payable to the City of Saint Paul) (if cash: receipt number 820579)
 - 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, <u>Oct. 2 2018</u>
Time <u>11:30</u>
Location of Hearing: <u>Room 330 City Hall/Courthouse</u>

Address Being Appealed:

Number & Street: 2012 Como Ave City: St. Paul State: MN Zip: 55108

Appellant/Applicant: RANJIT BHAGYAM Email Bhagyam987@gmail.com

Phone Numbers: Business _____ Residence 715-338-1272 Cell _____

Signature: [Handwritten Signature] Date: _____

Name of Owner (if other than Appellant): _____

Mailing Address if Not Appellant's: 385 Co-Rd. E, Houlton, WI 54082

Phone Numbers: Business _____ Residence _____ Cell _____

What Is Being Appealed and Why?

Attachments Are Acceptable

OVER →

- 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:

Please see attached documents.

a) Item # 26: This was done in response to a complaint repair 2 plus years ago and was approved by and C.O. issued by prior Inspector. Current inspector wants to revisit old repair - we object.

b) Page 1 - attached: I was in India - and in constant communication with the Inspector. I requested a date after state fair ends.

(Justin E Vestad) Ranjit
Revised 4/10/2017

c) Deck: item (3): called DSI - notice says - need permit. DSI said "no need" as project value is under \$500.

d) handrail - I have already provided the tenants with a regular $3/4$ round handrail. This is redundant.

e) Variance:

Unit 1 was issued with a variance for ceiling height which is about 6'9" tall. I request variance for unit 3 with a similar variance. height of the ceiling is 6'9".

Thanks
Rampit

f) I was told I can pull a permit to put the wires in junction box - now 9/27 I am told I will need a contractor. I am not sure if it will done ~~by~~ by 10/3.
R



CITY OF SAINT PAUL

September 12, 2018

RANJIT C BHAGYAM/PAULA M BHAGYAM
385 COUNTY ROAD E
HOULTON WI 54082

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 2012 COMO AVE
Ref. # 12319

Dear Property Representative:

An attempt to inspect the building was scheduled for August 24, 2018, 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 October 3, 2018 at 4:00 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 - Commercial Dock Truck - SPLC 157.11(c) - Commercial Vehicles: No vehicle defined as commercial shall be parked overnight or stored on property zoned residential or occupied exclusively as residential nor shall any such vehicle stand or park on any street unless such vehicle is actually engaged in the loading or unloading of passengers or materials from the vehicle or is actually engaged in the providing of services at that location.
Tenant runs his business from home, commercial truck parked in rental property lot.
2. Exterior - Check All - SPLC 34.09 (4), 34.33 (3) - Provide or repair and maintain the window screen.
3. Exterior - Deck Guardrail - 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.

*All response
b) in appeal
paper work. RB*

4. Exterior - Driveway Repair - SPLC 34.08 (7) - All parking spaces shall be paved with asphalt, concrete, or durable dustless surfacing. Before any existing spaces may be paved, site plan approval must be obtained as specified in the St. Paul Zoning Code. Contact DSI Zoning at 651-266-8989.
Repair the potholes in driveway.
5. Exterior - Egress Window Well - MSFC 1030.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exit path.
Filled with leaves and debris making it difficult to exit the window in case of fire.
6. Exterior - Entry Deck & Guardrail - 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.
Removal and replacement of the deck and guardrail will require a permit. Deck is not attached to structure, so replacement of weak and broken boards and guardrail would not require a permit, still must be done to building code standards.
7. Exterior - Entry Door - SPLC 34.33 (3) - Repair and maintain the door in good condition. Knob pulled out of door when used, repair or replace to function as door knob.
8. Exterior - Front Exit 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.
Multiple treads are cracked, missing pieces. Use the appropriate wood for this repair.
9. Exterior - Re-connect Gutters to Downspouts - SPLC 34.08 (2) - Provide and maintain the property grade to slope away from the building and maintain the gutters and downspouts to minimize the accumulation of water near the building. This work may require a permit(s). Call DSI at (651) 266-8989.
10. Exterior - Second Floor Porch Guardrail - 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.
11. Exterior - Stairway - SPLC 34.09 (3) 34.33 (2) - Provide an approved handrail. The top of the handrail must be between 34 and 38 inches above the treads, be grippable and run the entire length of the stair.
2" X 4" provided as handrail cannot be grasped during a fall.
12. Interior - Basement Laundry Area - SPLC 34.11 (1), SBC 2902.1, SPLC 34.35 (1), MPC 301.1 - Provide an approved number and type of plumbing fixtures.
Rubber connection used to join waste line, provide the correct plumbing fixtures.
13. Interior - Boiler Room Ceiling - MSFC 605.6 - Provide all electrical splices within junction boxes. Contact a licensed electrician to obtain a permit and locate the exposed wiring and splices into a junction box.
Electrical wire coming through opening in boiler room ceiling.

14. Interior - Check All - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing or damaged.
Main Floor: kitchen counter top outlet cracked, missing pieces.
Basement Level: missing outlet cover in sleeping room; bathroom junction box not secured to framing, cover not secure.
15. Interior - Check All - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped.
Stairwell to lower level missing globe, basement unit missing light globe, check all.
16. Interior - Check All Floor Transition Areas - SPLC 34.09 (4), 34.32 (3) - Repair and maintain the door framing and threshold.
Transition threshold at main floor entry door is trip hazard, repair or replace.
Transition point from one room to the next has trip hazard at the flooring change from vinyl to porcelain tile. Provide a smooth transition at flooring changes.
Transition threshold at the second-floor porch entry is split and causes a trip hazard.
17. Interior - Check Throughout - 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.
18. Interior - Fireplace - MSFC 603.6 - Have the chimneys, fireplaces, and vents inspected for soundness, freedom from deposits, and correct clearances. Cleaning, maintenance, and repairs shall be done if indicated by the inspection.
Have the fireplace and chimney inspected or seal the fireplace and post a sign on the exterior stating that it is sealed, do not use.
19. Interior - Main Floor Bath - SPLC 34.14 (3), MPC 4714.01 (T) - Provide and maintain a window or approved ventilation system in all bathrooms.
Window must open, screen in place or provide a bath exhaust fan. Installation of bath exhaust fan will require a licensed electrician and warm-air duct installation, permits are required for both.
20. Interior - Main Floor Unit - SPLC 34.10 (6), 34.34 (5) - Exterminate and control insects, rodents or other pests. Provide documentation of extermination.
Mouse droppings in kitchen, range drawer, under sink. Check throughout.
21. Interior - Main Floor Unit - MSFC 603.7 - Immediately discontinue use of unsafe heating appliance until repaired or replaced by a licensed contractor. This work may require a permit(s). Call DSI at (651) 266-8989. Red tags may not be removed except by fire department inspector.
Portable heating appliance missing one of four wheels, replace the wheel or remove the unit.
22. Interior - Pest Evidence - SPLC 34.08 (1), 34.34 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.
Clean up the mouse droppings throughout the dwelling so that an evaluation of the pest control efforts can be made.

23. Interior - Plumbing Connections - Plumbing. No person shall install, remove, alter, repair, or replace or cause to be installed, removed, altered, repaired or replaced any plumbing, gas or drainage piping work, standpipe system, sprinkler system, or any fixture or water heating or treating equipment in a building or premises without first obtaining a permit to do such work from the building official. A separate permit shall be obtained for each building or structure.
Observed plumbing piping dated 6/01/16. Property owner admits to doing plumbing work on the property without obtaining a permit for the work.
24. Interior - Second Level Entry Door - SPLC 34.09 (4) i - Repair and maintain an approved one-inch throw single cylinder deadbolt lock.
Must be thumb throw, not keyed interior lock.
25. Interior - Second Stairwell to Basement Level - 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.
Handrail missing at lower half of stairwell.
26. Interior - See Comments - MSFC 703.1, 1106.1 - Provide and maintain fire rated floor and/or ceiling construction with approved materials and methods. This work may require a permit(s). Call DSI at (651) 266-8989. The minimum rating must be 1 hour.
1.) Sheetrock repair in main floor kitchen from second floor bath. Only fire-rated, 5/8-inch sheet rock may be used for closing up the ceiling in main floor from upper unit. Provide documentation this is compliant repair.
2.) Repair the ceiling and wall openings in boiler room with specified sheetrock and intumescent fire caulk. Expanding foam should not be used for providing or maintaining fire-rated construction between boiler room and building or between units.
3.) Basement unit junction box located at entry door with hole into ceiling-provide sealing in the form of sheetrock and fire caulk to seal the ceiling.
27. Interior - See Comments - SPLC 34.11 (1), MSBC 2902.1, SPLC 34.35 (1), MPC 301.1 - Repair or replace and maintain all parts of the plumbing system to an operational condition.
Basement level: toilet is leaking.
Main Level toilet: secure, rocks or slides.
28. Interior - See Comments - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.
Main floor dwelling unit did not have smoke alarms during part of inspection and were provided after property owner showed up with them.
Lower level stairwell has expired smoke detector.
29. Interior - Stairway to Basement Level - MSFC 1030.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exit path.
Remove any/all personal items, trash and debris from the stairway(s).

Please see response (a) in appeals paperwork RB

30. Interior - Throughout Dwelling - SPLC Chapter 33. Building and general construction. No person shall construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure without first obtaining a building permit from the building official. Permits for building or general construction are not required for repairs for maintenance only or for minor alterations provided they are not required under the state building code, this chapter or other pertinent provisions of the Saint Paul Legislative Code, and provided the cost of such repairs and minor alterations does not exceed the present market value of five hundred dollars (\$500.00). Multiple areas of the building have been repaired. Found sheetrock dated 4/21/15 in lower level, not fire-rated for use in multi-family dwelling for repairs-could only be used within units wall, not to separate the units. Requesting documentation of materials for repairs of the ceiling in main level kitchen.
31. 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: Laura.Huseby@ci.stpaul.mn.us or call me at 651-266-8998 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Laura Huseby
Fire Inspector

Ref. # 12319