



# APPLICATION FOR APPEAL

RECEIVED  
NOV 02 2010  
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
- Copy of the City-issued orders or letter which are being appealed
- Attachments you may wish to include (3)
- This appeal form completed

Date and Time of Hearing:

Tuesday, 11/09/2010

Time 1:30 P.M.

Location of Hearing:

Room 330 City Hall/Courthouse

Appellant/Applicant: LOUIE TEPPEM (DBI, LLC)

Address: 957 MINNEHAHA City: ST. PAUL State: MN Zip: 55106

Phone Numbers: Business 651-771-7782 Residence \_\_\_\_\_ Cellular 651-895-5262

Signature: \_\_\_\_\_ Date: 10/29/10

Name of Owner (if other than Appellant): DBI, LLC

Address: 350 ST PETER ST City: ST PAUL State: MN Zip: 55102  
SUITE 200

Phone Numbers: Business " Residence " Cellular "

State specifically what is being appealed and why (use an attachment if necessary):

"REPAIR OR REPLACE UNSAFE PORCH". THIS PORCH IS  
SAFE & STABLE AND WAS APPROVED DURING REHAB  
OF A FULL CODE COMPLIANCE PROPERTY BY  
JIM SEEGER AND STEVE ZACCARD. HAS  
BEEN GRANDFATHERED IN AND DEEMED SAFE  
AS PART OF CODE COMPLIANCE INSPECTION.

NOTE: Any person unsatisfied by the final decision of the City Council may obtain judicial review by timely filing an action as provided by law in District Court or Court of Appeals

Fee Received: \_\_\_\_\_ Receipt Number: \_\_\_\_\_

WE HAVE COMPLIED WITH EVERYTHING ELSE  
MR. THOMAS HAS REQUESTED.

DEPARTMENT OF SAFETY AND INSPECTIONS  
Fire Inspection Division  
Bob Kessler, Director



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)

October 21, 2010

CLINT BLAISER  
Db1 Llc  
7800 Metro Pkwy Unit 300  
Bloomington MN 55425-1509

RE: RE-INSPECTION FIRE CERTIFICATE OF OCCUPANCY WITH DEFICIENCIES  
957 MINNEHAHA AVE E

Ref. # 106973

Dear Property Representative:

Your building was re-inspected for the Fire Certificate of Occupancy on October 21, 2010. Approval for occupancy will be granted upon compliance with the following deficiency list. The items on the list must be corrected immediately. A reinspection will be made on October 21, 2010 at 12:45 P.M..

Failure to comply may result in a criminal citation or the revocation of the Fire Certificate of Occupancy. The Saint Paul Legislative Code requires that no building be occupied without a Fire Certificate of Occupancy. The code also provides for the assessment of additional reinspection fees.

DEFICIENCY LIST

- THIS PORCH WAS APPROVED AS PART OF FULL CODE COMPLIANCE.
1. Porch West Side of Building - SPLC 34.09 (2), 34.32(2) - Repair or replace the unsafe stairways, PORCH WEST SIDE OF BUILDING, decks or railings in an approved manner. This work may require a permit(s). Call DSI at (651) 266-9090.

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 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 the original orders.

If you have any questions, email me at [james.thomas@ci.stpaul.mn.us](mailto:james.thomas@ci.stpaul.mn.us) or call me at 651-266-8983 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,

James Thomas  
Fire Inspector  
Ref. # 106973

RECEIVED OCT 26 2010

An Equal Opportunity Employer

DEPARTMENT OF SAFETY AND INSPECTIONS  
Bob Kessler, Director



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

COMMERCE BUILDING  
8 Fourth Street East, Suite 200  
St Paul, Minnesota 55101-1024

Telephone: 651-266-9090  
Facsimile: 651-266-9099  
Web: [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

STEPHANIE COURTNEY  
14201 BEDFORD DR  
EDEN PRAIRIE MN 55346-3029

Re: 957 Minnehaha Ave E  
File#: 06 127328 VB2

ORIGINAL CODE  
COMPLIANCE  
REPORT

SEE # 19

Dear Property Owner:

Pursuant to your request the above-referenced property was inspected and the following report is submitted:

**BUILDING**

1. Insure basement cellar floor is level, is cleanable, and all holes are filled.
2. Tuck Point interior/exterior foundation.
3. Install floor covering in the bathroom and kitchen that is impervious to water.
4. Install twenty minute fire-rated doors, with a self-closing device, between common areas and individual units.
5. Install tempered glass in window on stair landing to Code.
6. Install tempered glass in window over bathtub to Code.
7. Provide thumb type dead bolts for all entry doors. Remove any surface bolts.
8. Repair or replace any deteriorated window sash, broken glass, sash holders, re-putty etc. as necessary.
9. Provide complete storms and screens, and repair all door and window openings.
10. Repair walls and ceilings throughout, as necessary.
11. Re-level structure as much as is practical.
12. Prepare and paint interior and exterior as necessary (take the necessary precautions if lead base paint is present).
13. Provide general clean-up of premise.
14. Provide smoke detectors as per the Minnesota State Building Code.
15. Repair soffit, fascia trim, etc. as necessary and replace siding as needed.
16. Totally rebuild storage shed or remove.
17. Install handrail at street to proper height to meet code.
18. Replace front steps to code at house.

STEPHANIE COURTNEY  
Re: 957 Minnehaha Ave E  
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APPROVED

### BUILDING

19. Center post on porch is dropping repair and re-level, also replace skirting under porch.
20. Repair basement stairs to code or replace to code.
21. Install guardrail and handrail to code on basement stairs.
22. Install one hour fire rated area to electrical panel for second floor unit. All areas of common use to be one hour fire rated.
23. Install handrail full length of rear stairs.
24. Lock off attic from first floor unit and install handrail and guardrail to code on stairs to attic.
25. Install new porch floor and jack up post on North West porch.
26. Replace rear entry to code.
27. Replace steps at street sidewalk.
28. Provide proper drainage on north side of house.
29. Insure one hour fire rating between units and common areas.

### ELECTRICAL

1. ✓ Bond around water meter with a copper wire sized for the electrical service per Article 250 of the NEC.
2. ✓ Provide a complete circuit directory at service panel.
3. ✓ Close open knockouts in service panel or junction boxes with knockout seals.
4. ✓ Properly strap cables and conduits in basement or service conduit on the exterior of the house.
5. Ground bathroom light in first and second bathroom.
6. Install globe-type enclosed light fixture on all closet lights.
7. Repair or replace all broken, missing or loose light fixtures, switches & outlets, covers and plates.
8. Check all 3-wire outlets for proper polarity and verify ground.
9. Remove any 3-wire ungrounded outlets, and replace with 2-wire, or ground 3-wire to code.
10. Through-out building, install outlets and light fixtures, as specified in Bulletin 80-1.
11. Install hard-wired, battery backup smoke detector, as specified in Bulletin 80-1, and other smoke detectors as required by the IRC.
12. Properly wire exterior lights at side door. ✓
13. Install exterior lights at front/side/back entry doors. ✓
14. Wire boiler to code.

STEPHANIE COURTNEY  
Re: 957 Minnehaha Ave E  
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**ELECTRICAL**

15. Remove romex run under joists.
16. Install 30 amp breaker for dryer.
17. In bathrooms wire lights to code ground if metal.

All electrical work must be done by a licensed electrical contractor under an electrical permit. Any open walls, or walls that are opened as part of this project, must be wired to the standards of the 2005 NEC.

**PLUMBING**

All plumbing work requires permit(s) and must be done by a plumbing contractor licensed in Saint Paul.

1. Temperature and pressure relief valve discharge piping incorrect.
2. No gas shutoff or gas piping incorrect.
3. Gas venting incorrect.
4. Water piping incorrect.
5. Water heater not fired or in service.
6. Water meter is not in service.
7. Corroded piping; incorrect piping on water meter.
8. Gas pipe broken on water meter.
9. Repair or replace all corroded, broken or leaking water piping.
10. Water pipe sizing incorrect.
11. Improper fittings or water pipe usage.
12. Improper piping or water pipe usage.
13. Range gas shutoff, gas piping incorrect.
14. No front sewer cleanout; no soil stack base cleanout.
15. Unplugged or open piping; back pitched piping.
16. Improper pipe supports on soil and waste piping.
17. Improper connections, transitions, fitting or pipe usage on soil and waste.
18. Bathtub waste incorrect.
19. Provide anti siphon tub filler.
20. Reset water closet on first and second floor to code.
21. Provide access to tub trap in bathtub.

STEPHANIE COURTNEY  
Re: 957 Minnehaha Ave E  
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HEATING

1. Recommend installing approved lever handle manual gas shutoff valve on gas appliances.
2. Clean and Orsat boiler burner. Check all controls for proper operation. Submit report from licensed contractor.
3. Check furnace heat exchanger for leaks and provide documentation.
4. Install chimney liner.
5. Replace furnace/boiler flue venting and provide proper pitch for gas appliance venting.
6. Provide adequate clearance from flue vent pipe on furnace/boiler to combustible materials or provide approved shielding according to Code.
7. Recommend adequate combustion air.
8. Provide support for gas lines to Code. Plug, cap and/or remove all disconnected gas lines.
9. Clean all supply and return ducts for warm air heating system if to be roused.
10. Repair and/or replace heating registers as necessary.
11. Provide heat in every habitable room and bathrooms including second floor bathroom.
12. Attach metal tag to expansion tank valve stating that this valve must be OPEN at all times except when draining the expansion tank.
13. Support supply and return piping for heating system according to Code.
14. Provide witnessed test for hot water/steam heating system and check for leaks.
15. Install boiler pressure relief valve and/or pipe boiler relief valve discharge to within 18" of the floor.
16. Provide back flow preventer on city water fill line to hot water/steam heating system.
17. Repair and/or replace fin tube radiation and covers as needed.
18. Remove abandon furnace in basement-or pipe gas and vent to code, submitting orsat test report-permits and inspections required.
19. Appropriate Mechanical Permits are required for this work.

ZONING

1. This property was inspected as a duplex.

STEPHANIE COURTNEY  
Re: 957 Minnehaha Ave E  
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**NOTES**

**\*\*See attachment for permit requirements and appeals procedure.**

Most of the roof covering could not be inspected. All must meet appropriate codes when completed.

There was considerable storage/clutter within property at the time of the inspection. Property is to meet appropriate Codes when complete.

All items noted as recommended do not have to be completed for code compliance but should be completed at a later date. Possible purchasers of property shall be made aware of these items.

**This is a registered vacant building. In order to reoccupy the building, all deficiencies listed on the code compliance report must be corrected and be in compliance with the Minimum Housing Standards of the St. Paul Legislative Code (Chapter 34), and all required permits must receive final approval.**

**\*\*VACANT BUILDING REGISTRATION FEES MUST BE PAID AT NEIGHBORHOOD HOUSING AND PROPERTY IMPROVEMENT (NHPI) FOR PERMITS TO BE ISSUED ON THIS PROPERTY\*\*.** For further information call, NHPI at 651-266-1900, located at 1600 White Bear Avenue.

Sincerely,

James L. Seeger  
Code Compliance Officer

JLS:sh

Attachments



CITY OF SAINT PAUL

Christopher B. Coleman, Mayor

December 12, 2008

CLINT BLAISER

DBI LLC

7800 METRO PKWY UNIT 300

BLOOMINGTON MN 55425-1509

RE: CERTIFICATE OF OCCUPANCY

957 MINNEHAHA AVE E

Dear Property Representative:

Your Building has been inspected and approved for the renewal of the Fire Certificate of Occupancy. Enclosed is a sticker signifying this accomplishment.

The Fire Certificate of Occupancy should be posted in a conspicuous location near the entrance of the building.

You should be commended for your efforts to provide a safe and well-maintained property. Thank you for helping to make Saint Paul a safer place to live and work.

Sincerely,

Steve Zaccard  
Fire Marshal ✓

FULLY APPROVED  
CODE COMPLIANCE ✓

RECEIVED DEC 15 2008