



APPLICATION FOR APPEAL

RECEIVED
SEP 10 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 (if cash: receipt number _____)
- Copy of the City-issued orders or letter which are being appealed
- Attachments you may wish to include
- This appeal form completed

YOUR HEARING Date and Time:	
Tuesday, <u>9/21/10</u>	_____
Time <u>2:30</u>	_____
Location of Hearing:	
<u>Room 330 City Hall/Courthouse</u>	

Address Being Appealed:

Number & Street: 413 E. Robie City: St. Paul State: Mn. Zip: 55107

Appellant/Applicant: Don Ludzack Email: Dludzack@GAPSschool.org

Phone Numbers: Business (651)222-0757 Residence _____ Cell (952)221-5282

Signature: Don Ludzack Date: 9-10-2010

Name of Owner (if other than Appellant): Guadalupe Alternative Programs

Address (if not Appellant's): 381 E. Robie St. St. Paul Mn. 55107

Phone Numbers: Business (651)222-0757 Residence N/A 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 _____
- Fire C of O: Only Egress Windows _____
- Code Enforcement Correction Notice _____
- Vacant Building Registration _____
- Other _____
- Other _____
- Other _____

Guadalupe

Alternative Programs

High School. Adult Education.

September 10th 2010

We are appealing the status of our building at 413 East Robie Street as a vacant building. The building has undergone a major renovation and is nearing completion. Because we are a training program it is a slower than normal progress.

Of the 90 corrections listed in the compliance report all but 2 have been completely removed from the building and new systems are in place.

Of the 2

#16 (tuck point interior/exterior foundation) has been done and approved by the city inspector with about 50% of the foundation being new.

#28 (Provide proper drainage around house to direct water away from foundation) is complete.

All electrical, plumbing, and heating has been removed and we are following new construction standards with new systems.

The house was completely opened to the bare studs and new walls floor and roof systems are in place. About 60% of the 2nd floor joists is the only framing from the old structure that we were able to use. Everything else is new.

New sheetrock is installed and finished and the house is in the finishing stages. With our students doing the work it may take us through the fall to have all cabinets and floor coverings complete to obtain a certificate of occupancy.

This is the third vacant building registration and the standards we are meeting far exceed what was required. We are asking that this building be removed from vacant building status, considering our final inspection is all we need when all the work is complete.

We feel all the points of the compliance report have been addressed and no the report no longer applies to this building.

Thank you for considering our request.



Don Ludzack



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

May 07, 2008

WILSHIRE C/O ANGELA LARSON
8 PINE TREE DRIVE STE 150
ST PAUL MN 55117

Re: 413 Robie St E
File#: 07 133000 VB2

Dear Property Owner:

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

BUILDING

- ~~1. Replace basement stairs to code. *Remove*~~
- ~~2. Replace all rotted joists and beams in basement.~~
- ~~3. Insure beams centered on post and anchored.~~
- ~~4. Remove wall covering from basement and insulate exterior wall to R-5.~~
- ~~5. Re-level house by basement stairs.~~
- ~~6. Remove garage and slab.~~
- ~~7. Remove rear addition on house. Rebuild or install new stairs.~~
- ~~8. Replace all missing siding and trim, with proper weather barrier, to code.~~
- ~~9. Rebuild east side basement entry to code. *New Foundation*~~
- ~~10. Remove rear second floor stair or rebuild to code.~~
- ~~11. Remove O.S.B. sheathing from under porch and repair to code.~~
- ~~12. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.~~
13. Install hand and guardrails on all stairways and steps, including basement, as per attachment.
14. Strap or support top of stair stringers.
15. Install plinth blocks under posts in basement.
16. Tuck Point interior/exterior foundation.
17. Provide thumb type dead bolts for all entry doors. Remove any surface bolts.
18. Repair or replace any deteriorated window sash, broken glass, sash holders, re-putty etc. as necessary.
19. Provide complete storms and screens, and in good repair for all door and window openings.
20. Repair walls and ceilings throughout, as necessary.
21. Re-level structure as much as is practical.

22. Where wall and ceiling covering is removed, attic, replace doors and windows, (insulation, glass, weather stripping, etc.) shall meet new energy code standards.
23. Prepare and paint interior and exterior as necessary (take the necessary precautions if lead base paint is present).
24. Any framing members that do not meet code (where wall and ceiling covering is removed, members that are over-spanned, over-spaced, not being carried properly, door and window openings that are not headered, etc.) are to be reconstructed as per code.
25. Provide general clean-up of premise.
26. Provide smoke detectors as per the Minnesota State Building Code.
27. Repair soffit, fascia trim, etc. as necessary.
28. Provide proper drainage around house to direct water away from foundation.

ELECTRICAL

1. Ground the electrical service to the water service within 5' of the entrance point of the water service.
2. Verify/install a separate 20 ampere laundry circuit & a separate 20 ampere kitchen appliance circuit.
3. Verify that circuit breaker amperage matches wire size.
4. Repair or replace all broken, missing or loose light fixtures, switches & outlets, covers and plates.
5. Check all 3-wire outlets for proper polarity and verify ground.
6. Remove any 3-wire ungrounded outlets, and replace with 2-wire, or ground 3-wire to code.
7. Throughout building, install outlets and light fixtures, as specified in Bulletin 80-1.
8. Properly wire exterior lights at front/side/back door.
9. Remove and/or rewire all illegal, improper or hazardous wiring in basement/garage.
10. All electrical work must be done by a licensed electrical contractor under an electrical permit.
11. Any open walls or walls that are open as part of this project must be wired to the standards of the 2005 NEC.
12. In-sure that lights and outlets are working. Many outlets are dead at this time.
13. Repair or remove wiring in garage.

PLUMBING

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

Basement:

1. Water heater is not fired and not in service.
2. Gas venting and water piping are incorrect.
3. Water heater has no gas shut-off or gas piping is incorrect.
4. Water meter service valves are not functional or correct.
5. Water piping does not have proper primer on it.
6. Laundry tub faucet requires a vacuum breaker.
7. First floor has incorrect range gas shut-off, connector or gas piping.
8. Second floor toilet fixture is broken or has missing parts.
9. Exterior lawn hydrant is broken or parts missing.

HEATING

1. Asbestos wrap on duct work to be removed or abated by a licensed contractor, with provided documentation.
2. Provide return air from second floor habitable rooms, according to code.
3. Install approved lever handle manual gas shutoff valve on gas appliances.
4. Clean and Orsat furnace/wall burner. Check all controls for proper operation. Check furnace heat exchanger for leaks and provide documentation from a licensed contractor that the heating unit is safe.
5. Install chimney liner.
6. Connect furnace and water heater venting into chimney liner.
7. Vent clothes dryer to code.
8. Provide adequate combustion air and support to code.
9. Provide support for gas lines to code. Plug, cap and/or remove all disconnected gas lines.
10. Clean all supply and return ducts for warm air heating system.
11. Repair and/or replace heating registers as necessary.
12. Appropriate mechanical and warm are required for this work.

ZONING

1. This property was inspected as a single family dwelling.

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.

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413 ROBIE STREET EAST

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:ld

Attachments