



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

RECEIVED

DEC 23 2016

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 _____)
 - 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

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|---|
| HEARING DATE & TIME (provided by Legislative Hearing Office) Tuesday, <u>January 3</u> |
| Time <u>2:30 p.m.</u> |
| Location of Hearing: <u>Room 330 City Hall/Courthouse</u> |

Address Being Appealed:

Number & Street: 655 Sims Ave City: St Paul State: MN Zip: 55106

Appellant/Applicant: Josh Limberg Email: Josh @ urbanrent.com

Phone Numbers: Business _____ Residence _____ Cell 651 468 5221

Signature: [Signature] Date: _____

Name of Owner (if other than Appellant): Alex Bendetou

Mailing Address if Not Appellant's: _____

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.)

Electricity was turned off by Xcel only temporarily.

The house has heat, water, electricity. It was only off for 2 days because a pipe burst.



CITY OF SAINT PAUL

Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806

Telephone: 651-266-8989

Facsimile: 651-266-1919

www.stpaul.gov/dsi

December 22, 2016

Alex Bendetov
16625 Redmond Way #m370
Redmond WA 98052-4444

VACANT BUILDING REGISTRATION NOTICE

The premises at **666 SIMS AVE** has been inspected and found to meet the legal definition of a Vacant Building as described in Saint Paul Legislative Code, Chapter 43. You are required by law to register this building with the Department of Safety and Inspections, Vacant Building Division, by filling out and returning the registration form provided with this letter. You are also required to pay the annual Vacant Building Registration Fee of **\$2,085.00**. The fee is due upon receipt of this letter and must be paid no later than thirty (30) days from the date of this letter, as required in Saint Paul Legislative Code, Chapter 43. If this building is vacant due to a fire, complete the enclosed registration form and return it to this office within 30 days.

Please return the enclosed registration form along with your payment by January 22, 2017.

Do Not Mail Cash

If you wish to pay in person, you may do so from 8:00am to 4:00pm Monday through Friday at:

DEPARTMENT OF SAFETY AND INSPECTIONS
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806

You may file an appeal to this fee or registration requirements by contacting the City Clerk's Office by calling (651)266-8688. Any appeal of this fee must be made within ten (10) days of the date of this notice.

If the registration fee is not received in this office within 45 days of the date of this letter, the full amount owed will be assessed to, and collected with, the taxes for this property as permitted by Saint Paul Legislative Code Chapter 43.

The Code Enforcement Officer has notified the Building Inspection and Design Section that this property meets the legal definition of a registered vacant building and in accordance with Legislative Code Chapter 33, no permits (except demolition, wrecking and removal permits) will be issued until the requirements of all applicable ordinances are fulfilled.

All category 2 and category 3 vacant buildings must be winterized with gas and water services shut off or, alternately, an excess flow gas valve must be installed in the dwelling, within sixty (60) days of the date of this notice.

WRITTEN PERMISSION FROM THE CITY OF SAINT PAUL IS REQUIRED BEFORE A CATEGORY 2 OR CATEGORY 3 VACANT BUILDING CAN BE OCCUPIED OR SOLD.

Category 2: Requirements include: 1. register/re- register the building, 2. pay outstanding fee(s), 3. obtain a code compliance report, 4. submit for approval a rehab cost estimate from a licensed contractor and a schedule for completion of all code compliance work, 5. submit proof of financial responsibility acceptable to the City, and 6. obtain Zoning approval of the proposed use.

Category 3: All requirements listed for Category 2 vacant buildings, AND obtain a **Certificate of Occupancy OR Certificate of Code Compliance** prior to the sale of the building.

If the use of this building meets the definition of a nonconforming use by the Zoning Code, then the use will lose its nonconforming status 365 days from the date the building was declared vacant.

You must contact the Enforcement officer , Tom Friel, at 651- 266- 1906 to find out what must be done before this building can be legally reoccupied.

The Enforcement Officer may declare this building to constitute a Nuisance Building subject to demolition and issue an Order to Abate under authority of Legislative Code Chapter 45. In the event this building is declared a Nuisance Building, subject to demolition, the Enforcement Office will notify all owners and interested parties of the Order to Abate as provided in the Legislative Code Chapter 45.

If you have questions about this annual registration fee or other vacant building requirements, please contact the District Inspector, Tom Friel, at 651- 266- 1906.

This registration form and fee is required by law. Your prompt attention to this matter is appreciated.

Steve Magner
Vacant Buildings Program Manager

Enclosures: Regulations Requirements Information
Vacant Building Registration Form

SM: tf
vb_registration_notice 11/14



DEPARTMENT OF BUILDING AND CONSTRUCTION
BUILDING CONTROL

DEPARTMENT ADDRESS

DEPARTMENT

ADDITIONAL INFORMATION
PHONE: 612-809-8955

TYPE OF WORK

IDENTIFY (with Fund) - Repair

TYPE INSPECTOR NAME
PHONE: 651-260-8088

EXCELLENT QUALITY WORK - Regular Inspection

MINIMUM INSPECTIONS REQUIRED
ON ALL TYPES OF BUILDINGS, CONSTRUCTION AND
REPAIRS AS SPECIFIED

FOR ALL TYPES OF BUILDINGS, CONSTRUCTION AND
REPAIRS AS SPECIFIED

REMARKS

REMARKS

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DEPARTMENT ADDRESS



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

December 12, 2016

URBAN ENTERPRISES, C/O JOSH LIMBERG
4542 NICOLLET AVE S
MINNEAPOLIS MN 55419

**NOTICE OF CONDEMNATION
UNFIT FOR HUMAN HABITATION
ORDER TO VACATE**

RE: 666 SIMS AVE
Ref. # 13221

Dear Property Representative:

Your building was inspected on December 12, 2016.

The building was found to be unsafe, unfit for human habitation, a public nuisance, a hazard to the public welfare or otherwise dangerous to human life. A Condemnation Placard has been posted on the building.

This is an immediate condemnation and order to immediately vacate due to fire damage, no water service, no heat and no electricity. This building has been referred to the vacant building program.

CONDEMNATION OF THE BUILDING REVOKES THE CERTIFICATE OF OCCUPANCY.

The Saint Paul Legislative Code requires that no building be occupied without a Fire Certificate of Occupancy.

DEFICIENCY LIST

1. Building - SPLC 34.09 (3), 34.33 (3) -Provide or repair and maintain the window screen.
2. Building - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window glass.
3. EXTERIOR - PORCH - SPLC 34.09 (2), 34.32(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) 266-9090.-Fire damage

4. EXTERIOR - THROUGHOUT - SPLC 34.09 (1)(2), 34.33 (1) - Provide and maintain all exterior walls free from holes and deterioration. All wood exterior unprotected surfaces must be painted or protected from the elements and maintained in a professional manner free from chipped or peeling paint.-Brick work is failing, has holes and the mortar is cracking.
5. EXTERIOR - MSFC 505.1 - Provide address numbers on building.
6. INTERIOR - BACK STAIRWAY - MSFC 313.1 - Fueled equipment, including but not limited to motorcycles, mopeds, lawn-care equipment and portable cooking equipment, shall not be stored, operator or repaired within a building.-Propane tanks need to be removed from inside the building.
7. INTERIOR - BASEMENT - SPLC 34.09 (2), 34.33 (3) - Provide and maintain foundation elements to adequately support this building at all points.-Foundation has holes and cracks. It also has chipped and peeling paint.
8. INTERIOR - BASEMENT - MFGC 501.2 - Provide, repair or replace the fuel equipment vent or vent liner to develop a positive flow adequate to convey all products of combustion to the outside. This work may require a permit(s). Call DSI at (651) 266-8989.-Water heater is not vented properly.
9. INTERIOR - FRONT DOOR - SPLC 34.33 (3) - Repair and maintain the door in good condition.-Door closer is broken.
10. INTERIOR - HALLWAY TO 3RD FLOOR - SPLC 34.09 (4), 34.32 (3) - Repair and maintain the door frame.-Door frame needs to be repaired.
11. INTERIOR - UNIT #2 - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.-Throughout
12. INTERIOR - UNIT #2 - MN Stat 299F.18 - Immediately remove and discontinue excessive accumulation of combustible materials.-Reduce accumulation of materials by 25%.
13. INTERIOR - UNIT #2 - SPLC 34.08 (1), 34.34 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.-Apartment needs to be cleaned.
14. INTERIOR - SPLC 34.23, MSFC 110.1 - This occupancy is condemned as unfit for human habitation. This occupancy must not be used until re-inspected and approved by this office.-For reasons including, but not limited to lack of basic facilities and fire damage.
15. Unit 1 - BASEMENT - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the ceiling in an approved manner.-Unit 1: Repair or replace the damaged or deteriorated ceiling. Clean and sanitize throughout apartment. BASEMENT: Repair or replace the damaged or deteriorated ceiling.
16. Unit 1 - Kitchen - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work WILL require a permit(s). Call DSI at (651) 266-8989.

17. Unit 1 - Kitchen - MSFC 605.1 - Remove unapproved exposed wiring and install in accordance with the electrical code. This work may require a permit(s). Call DSI at (651) 266-9090.
18. Unit 1 - Kitchen - MSFC 703 .1 Maintenance. The fire resistance rating of fire resistance rated construction including walls firestops shaft enclosures partitions smoke barriers floors fire resistive coating and sprayed fire resistant materials applied to structural members and fire resistant joint systems shall be maintained. 1 hour fire rated materials must be used for all walls and ceiling with penetration.
19. Unit 1 - Throughout - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls in an approved manner. -Repair or replace the damaged or deteriorated wall coverings. Clean sanitize all walls
20. Unit 1 - MSFC 605.4 - Discontinue use of all multi-plug adapters.
21. Unit 1 - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.
22. Unit 1 - Kitchen - MSFC 605.5.3 - Immediately, discontinue use of frayed, deteriorated, damaged or spliced electrical cords.
23. Unit 2 - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls in an approved manner. -Repair or replace the damaged or deteriorated wall coverings. Clean and sanitize the walls throughout the apartment.
24. Unit 2 - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the floor in an approved manner.-Repair or replace the carpeting. Clean and sanitize the carpet
25. SPLC 34.14 (2), 34.34 (5) - Provide an approved electrical and gas service adequate to meet the buildings needs. This work may require a permit(s), call DSI at (651) 266-9090.
26. SPLC 34.08 (1), 34.31 (1) - All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces.
27. SPLC 34.10 (7), 34.34 (6) - Repair and maintain the floor in an approved manner.-Repair or replace the floor coverings. Clean and sanitize throughout apartment.
28. 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 the original orders.

If you have any questions, email me at: jill.pettiford@ci.stpaul.mn.us or call me at 651-266-8987 between 7:30 - 9:00 a.m. Please help make Saint Paul a safer place in which to live and work.

Sincerely,

Jill Pettiford
Fire Inspector II
Ref. # 13221

cc: Housing Resource Center
Force Unit