



VO 13-25

APPLICATION FOR APPEAL

RECEIVED

MAY 29 2013

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 _____) CK # 2100
- Copy of the City-issued orders or letter which are being appealed
- Attachments you may wish to include
- This appeal form completed
- Walk-In OR Mail-In

YOUR HEARING Date and Time:
 Tuesday, 6-4-13
 Time 11:30 a.m.
Location of Hearing:
 Room 330 City Hall/Courthouse

Address Being Appealed:

Number & Street: 771-773 E 7TH City: ST Paul State: MN Zip: 55106

Appellant/Applicant: Philip Black Email philipblack@msn.com

Phone Numbers: Business 6514708030 Residence _____ Cell _____

Signature: Philip Black Date: 05/29/13

Name of Owner (if other than Appellant): Hua Ying Gao

Address (if not Appellant's): 1360 University Ave w #301 ST Paul, MN
55104

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
- Fire C of O: Only Egress Windows
- Code Enforcement Correction Notice
- Vacant Building Registration
- Other

See attachment

Appeal

I'm appealing part of this order for the following reasons:

1. Inspector wants proper venting in the bathroom of the 771 side of the building which would cause great financial stress and the tenants would not have use for a few days.
2. If we were to have all pipes to be properly vented then half the building would need to be gutted out in order to have access to all the plumbing.
3. Friday is the due date and for the rehab he's asking for, we couldn't do it. We have completed everything else on the list.

Please consider this appeal and have some empathy for the property owner and those that live there. 771 Has been fully approved by the Public Housing Agency.

Philip J Black

Property Manager

*Please consider giving
us an emergency hearing*

Philip J Black

DEPARTMENT OF SAFETY AND INSPECTIONS
Fire Inspection Division
Ricardo X. Cervantes, 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

May 16, 2013

PHILLIP BLACK
TOWN DEVELOPMENT
1360 UNIVERSITY AVE W STE 301
ST PAUL MN 55104

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 773 7TH ST E

Dear Property Representative:

Your building was inspected on May 16, 2013, 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 reinspection will be made on May 31, 2013 at 9:30 AM 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. 771 - 2nd Floor Bathroom - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls in an approved manner.
-Properly seal all openings in the shower wall or properly install the faucet.
2. 771 - 2nd Floor Bathroom - SPLC 34.11 (4), 34.34 (1), MPC 4515, MPC 326 - Connect or cap the sewer piping in accordance with the plumbing code. This work will require a permit. Contact DSI at 651-266-8989.
-Contact a licensed plumber to install a vent for the sink drain and obtain approval under permit.
3. 771 - 2nd Floor Doors - SPLC 34.12 (2), SPLC 34.36 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition to properly and safely perform their intended function in accordance with the provisions of the applicable code.
-Repair or replace all missing or damaged strike plates throughout the 2nd floor and all damaged doors, knobs, latches, and door frames.

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4. 771 - 2nd Floor Front Bedroom - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window in good condition.
-Properly install the window pane.
5. 771 - Basement - MSFC 605.1 -Provide a grounding jumper around the water meter.
-Properly install the grounding jumper.
6. 771 - Basement - SPC 4715.1430, & 1440 - Provide approved support for all plumbing piping.
7. 771 - Basement - UMC 2213 (f) - Install proper hangers and support for the gas piping in compliance with the mechanical code.
8. 771 - Basement - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.
9. 771 - Basement - SPLC 4715.0200.F.M. - Repair the clogged drain line.
10. 771 - Basement - SPLC 34.11, MSBC 2902.1, SPLC 34.17, MSPC 415.0220 - Repair or replace and maintain all parts of the plumbing system to an operational condition.
-Repair the leaking laundry sink faucets.
11. 771 Basement - Water Heater - MFGC 501.2 - Provide, repair or replace the fuel equipment vent to develop a positive flow adequate to convey all products of combustion to the outside. This work will require a permit(s). Call DSI at (651) 266-9090.
-Properly seal the vent connection into the chimney.
-Obtain approval under permit for the new vent and vent liners that were installed.
12. 771 Basement - MSMC 504.6 - Provide, repair or replace the dryer exhaust duct. Exhaust ducts for domestic clothes dryers shall be constructed of metal and shall have a smooth interior finish. The exhaust duct shall be a minimum nominal size of four inches (102 mm) in diameter and installed in accordance with the mechanical code. This work will require a permit(s). Call DSI at (651) 266-8989.
-Obtain approval under permit for the new dryer vent.
13. 771 Basement - SPLC 34.10 (1) - Abate and maintain the basement reasonably free from dampness and free of mold and mildew.
14. 773 - 1st Floor - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.
-Obtain approval for the open electrical permit.
15. 773 - 1st Floor - MSFC 102.1.1 - Existing building features - application. - Existing construction and design features that exceed the requirements for existing structures or facilities but are less than the requirements for new structures or facilities shall not be further diminished. Existing construction and design features that exceed the requirements for new structures or facilities are allowed to be removed.
-Replace the missing hard wired smoke alarm that has a battery smoke alarm in its place.

16. 773 - 2nd Floor Bathroom - SPLC 34.12 (2), SPLC 34.36 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition to properly and safely perform their intended function in accordance with the provisions of the applicable code.
-Repair or replace all damaged or missing strike plates.

17. 773 - 2nd Floor Bedrooms - MSFC 102.1.1 - Existing building features - application. - Existing construction and design features that exceed the requirements for existing structures or facilities but are less than the requirements for new structures or facilities shall not be further diminished. Existing construction and design features that exceed the requirements for new structures or facilities are allowed to be removed.
-Replace the missing smoke alarms.

18. 773 - 2nd Floor Middle Bedroom - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window lock.

19. 773 - Basement - SPLC 34.11, MSBC 2902.1, SPLC 34.17, MSPC 415.0220 - Repair or replace and maintain all parts of the plumbing system to an operational condition.
-Repair the laundry sink drain.

20. 773 - Basement - UMC 2213 (f) - Install proper hangers and support for the gas piping in compliance with the mechanical code.

21. Basement Boiler - Both Units - SPC 4715.2000, 2110 - Provide an approved backflow preventer. This work will require a permit; call Regional Water Services at (651) 266-8989.
-Obtain approval under permit for the new backflow preventers.

22. Exterior - 771 Rear Entry - 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.
-Repair the unsafe stairs.

23. Exterior - 771 Stairs - SPLC 34.09 (2), 34.32(2) - Repair or replace the damaged guardrail in an approved manner. This work may require a permit(s). Call DSI at (651) 266-9090.

24. Exterior - SPLC 34.08 (1), 34.31 (1) - All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces.

25. Exterior - SPLC 34.09 (3), 34.32 (3) - Provide or repair and maintain the window screens in a professional and approved manner.

26. Exterior - SPLC 34.08 (3) - Provide and maintain suitable ground cover on all exterior areas to control erosion.

27. Exterior - SPLC 34.09 (1) b,c, 34.32 (1) b,c - 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. -Repair the damaged siding.
28. SPLC 34.11 (6), 34.34 (3) - Provide service of heating facility by a licensed contractor which must include a carbon monoxide test. Submit an approved completed copy of the Saint Paul Fire Marshal's Existing Fuel Burning Equipment Safety Test Report to this office.
29. 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: william.beumer@ci.stpaul.mn.us or call me at 651-266-8991 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

William Beumer
Fire Inspector

Ref. # 108039