



APPLICATION FOR APPEAL

RECEIVED

NOV 23 2011

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
- Walk-In OR Mail-In

YOUR HEARING Date and Time:

Tuesday, Dec. 13, 2011

Time 2:30 p.m.

Location of Hearing:

Room 330 City Hall/Courthouse

mailed 11-23-11

Address Being Appealed:

Number & Street: 633 PALACE City: St. Paul State: MN Zip: 55102

Appellant/Applicant: RON STAHELI Email Amer CENTRAL INSP @ AOL.com

Phone Numbers: Business 612-865-2004 Residence _____ Cell _____

Signature: *[Handwritten Signature]* Date: _____

Name of Owner (if other than Appellant): _____

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

CC inspection violates MN Statute 326B.121, requires retroactive upgrades to existing structures.

In properly vacate orders not specific to property. Many orders not accurate



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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

Telephone: 651-266-8989
Facsimile: 651-266-9124
Web: www.stpaul.gov/dsi

Code Compliance Report

November 16, 2011

RONALD STAEHELI
4300 BLACKHAWK ROAD
EAGAN MN 55122

Re: 633 Palace Ave
File#: 11 284589 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on October 20, 2011.

Please be advised that this report is accurate and correct as of the date November 16, 2011. All deficiencies identified by the City after this date must also be corrected and all codes and ordinances must be complied with. This report is valid for 365 days from November 16, 2011. This report may be used in lieu of a Truth in Housing Report required in St Paul Legislative Code 189. This building must be properly secured and the property maintained at all times.

In order to sell or reoccupy this property the following deficiencies must be corrected:

BUILDING **Inspector: Jim Seeger** **Phone: 651-266-9046**

- Install plinth blocks as needed under posts in basement & ensure adequate footing for load imposed.
- Tuck Point interior/exterior of foundation as necessary.
- Dry out basement and eliminate source of moisture.
- Permanently secure top and bottom of support posts in an approved manner.
- Cover water meter pit with concrete or decay resistant, screwed-down cover. Cleanouts to be flush with floor slab.
- Install 20 minute fire rated doors, with self closing device, between common areas and individual units. All penetrations required to have property intumescent device or caulk (per current building codes).
- Maintain one hour fire separation between dwelling units and between units and common areas.
- Install handrails (34 inches - 38 inches above each nosing) and guardrails (36 inch minimum) at all stairways, and return hand rail ends into a newel post or wall per attachment.
- Provide complete storms and screens, in good repair for all door and window openings.

Re: 633 Palace Ave
November 16, 2011
Page 2

BUILDING **Inspector: Jim Seeger** **Phone: 651-266-9046**

- Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary.
- Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts.
- Repair or replace damaged doors and frames as necessary, including storm doors.
- Weather seal exterior doors, threshold and weather-stripping.
- Repair walls, ceiling and floors throughout, as necessary.
- Prepare and paint interior and exterior as necessary. Observe necessary abatement procedures (EPA, MPCA and St. Paul Legislative Code, Chapter 34 for additional information) if lead base paint is present.
- Air-seal and insulate access door to roof.
- Install Smoke Detectors/Carbon Monoxide Detectors per MN Co Conservation Code and the MN Dept. of Labor and Industry.
- Provide major clean-up of premises.
- Repair siding, soffit, fascia, trim, etc. as necessary.
- Provide proper drainage around house to direct water away from foundation of house.
- Provide proper drainage around house to direct water away from foundation of garage.
- Provide general rehabilitation of garage.
- Install address numbers visible from street and on the alley side of garage.
- Provide ground cover capable of controlling sediment and erosion.
- Review all applicable codes & policies when replacing windows including egress windows for sleeping rooms.
- Openings in stair risers must be less than 4 inches.
- Replace siding on rear east side corner of building where stair from second floor was. Also need to keep water out of building.
- Install level floor in basement.
- Install vapor barrier in crawl space.
- Remove tree from corner of garage foundation.
- Install 1 hour fire rated wall from foundation to roof deck on east and west garage walls.
- Secure second floor rear door opening.
- Replace roof covering on front overhang above first floor.
- A building permit is required to correct the above deficiencies.

ELECTRICAL **Inspector: Dan Moynihan** **Phone: 651-266-9036**

- Ground the electrical service to the water service with a copper conductor within 5 feet of the entrance point of the water service
- Provide a complete circuit directory at service panel indicating location and use of all circuits
- Verify a separate 20 ampere laundry circuit and a separate 20 ampere kitchen appliance circuit
- Close openings in service panel/junction box with knock out seals, breaker blanks and/or junction boxes.

Re: 633 Palace Ave
November 16, 2011
Page 3

ELECTRICAL **Inspector: Dan Moynihan** **Phone: 651-266-9036**

- Properly strap cables and conduits throughout service conduit on the exterior of the house.
- Install/replace GFCI receptacle in first and second floor bathroom adjacent to the sink
- Install globe-type enclosed light fixture on all closet lights
- Repair or Replace all broken, missing or loose light fixtures, switches and outlets, covers and plates
- Check all outlets for proper polarity and verify ground on 3-prong outlets
- Install hard-wired, battery backup smoke detector per bulletin 80-1 and other smoke detectors as required by the IRC. Also, Install carbon monoxide detector(s) within 10 feet of all bedrooms
- Properly wire exterior lights at front door
- Remove and or/ re-wire all illegal, improper or hazardous wiring in garage and building in back.
- Replace all painted-over receptacles.
- Remove closet built around second floor electrical panel.
- Properly wire second floor bathroom medicine cabinet light and second floor front room closet light.
- All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
- Any open walls or walls that are opened as part of this project must be wired to the standards of the current NEC.
- All buildings on the property must meet the St. Paul Property Maintenance Code (Bulletin 80-1).
- All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING **Inspector: Rick Jacobs** **Phone: 651-266-9054**

- Basement - Water Heater - No gas shut off or gas piping incorrect (IFGC 402.1)
- Basement - Water Heater - Vent must be in chimney liner (IFGC 501.12)
- Basement - Water Heater - Water piping incorrect (MPC 1730 Subp. 1)
- Basement - Water Heater - gas venting incorrect (IFGC 503)
- Basement - Water Heater - not fired or in service (MPC 2180)
- Basement - Water Meter - raise meter to a minimum 12 inches above floor (MPC 2280)
- Basement - Water Meter - service valves not functional or correct (MPC 1800 Subp 3,4)
- Basement - Water Meter - support meter properly (MPC 2280)
- Basement - Water Piping - improper fittings or usage (MPC 0420)
- Basement - Water Piping - improper piping or usage (MPC 0520)
- Basement - Water Piping - pipe sizing incorrect (MPC 4715.1730)
- Basement - Water Piping - provide water piping to all fixtures and appliances (MPC 1700) Also remove any unused water piping and properly cap or plug at the main.
- Basement - Water Piping - repair or replace all corroded, broken or leaking piping (MPC 4715.1720).

Re: 633 Palace Ave
November 16, 2011
Page 4

PLUMBING Inspector: Rick Jacobs Phone: 651-266-9054

- Basement - Gas Piping - replace improper piping or fittings (IFGC 406.1.2) Also both units need access to a main gas shut off valve.
- Basement - Soil and Waste Piping - add appropriate hangers (MPC 1430 Subp. 4)
- Basement - Soil and Waste Piping - improper connections, transitions, fittings or pipe usage (MPC 2420)
- Basement - Soil and Waste Piping - improper pipe supports (MPC 1430 Subp. 4)
- Basement - Soil and Waste Piping - no front sewer clean out (MPC 1000)
- Basement - Soil and Waste Piping - replace the floor drain cover or clean out plug (MPC 1300)
- Basement - Soil and Waste Piping - unplugged or open piping; back pitched piping (MPC 1000)
- First Floor - Gas Piping - dryer gas shutoff; connector or piping incorrect (IFGC 402.1)
- First Floor - Laundry Stand Pipe - unvented (MPC 0200 E)
- First Floor - Laundry Stand Pipe - waste incorrect (MPC 2300)
- First Floor - Laundry Stand Pipe - water piping incorrect (MPC 0200 P.)
- First Floor - Lavatory - incorrectly vented (MPC 2500)
- First Floor - Lavatory - waste incorrect (MPC 2300)
- First Floor - Sink - incorrectly vented (MPC 2500)
- First Floor - Sink - waste incorrect (MPC 2300)
- First Floor - Toilet Facilities - incorrectly vented (MPC 2500) also reset on firm base.
- First Floor - Toilet Facilities - waste incorrect (MPC 2300)
- First Floor - Tub and Shower - Provide a vacuum breaker for the handheld shower (MPC 2000 B)
- First Floor - Tub and Shower - Provide access (MPC 0900)
- First Floor - Tub and Shower - provide anti-scald valve (MPC 1380. Subp. 5)
- Second Floor - Gas Piping - range gas shut off; connector or piping incorrect (IFGC 411 1.3.3)
- Second Floor - Gas Piping - replace improper piping or fittings (IFGC 406.1.2)
- Second Floor - Lavatory - unvented (MPC 0200. E)
- Second Floor - Lavatory - waste incorrect (MPC 2300)
- Second Floor - Lavatory - water piping incorrect (MPC 0200 P.)
- Second Floor - Sink - incorrectly vented (MPC 2500)
- Second Floor - Sink - waste incorrect (MPC 2300)
- Second Floor - Sink - water piping incorrect (MPC 0200 P.)
- Second Floor - Toilet Facilities - incorrectly vented (MPC 2500)
- Second Floor - Toilet Facilities - waste incorrect (MPC 2300)
- Second Floor - Tub and Shower - incorrectly vented (MPC 2500)
- Second Floor - Tub and Shower - provide anti-scald valve (MPC 1380. Subp. 5)
- Second Floor - Tub and Shower - provide stopper (MPC 1240)
- Second Floor - Tub and Shower - waste incorrect (MPC 2300)
- Other - Piping Vents - Verify one stack is carried full size through roof.
- Obtain plumbing permits prior to commencement of work.

HEATING **Inspector: Gary Stevens** **Phone: 651-266-9045**

- Install approved lever handle manual gas shutoff valve on all gas appliances and remove all unapproved valve.
- Submit double fee mechanical gas and warm air permits for furnace installation.
- Install gas piping, comb air/vent piping and termination for furnace according to manufacturer's installation instructions.
- Clean and Orsat test furnace burner. Check all controls for proper operation. Check furnace heat exchanger for leaks; provide documentation from a licensed contractor that the heating unit is safe.
- Install water heater venting according to code.
- Vent clothes dryer to code.
- Provide support for gas lines to code.
- Plug, cap and/or remove all disconnected gas lines.
- Install bathroom exhaust vented and terminated to the outside with approved material according to code. Ventilation permit is required.
- Install correct style of return air grilles.
- Install furnace air filter access cover.
- Replace return air ductwork from filter boot to pre-existing duct.
- Replace supply air plenum connections from top of furnace to pre-existing plenum.
- Seal all replaced ductwork.
- Route condensate drain piping of furnace to an approved drain.
- All supply and return ducts for warm air heating system must be clean before final approval for occupancy. Provide access for inspection of inside of ducts or provide documentation from a licensed duct-cleaning contractor that the duct system has been cleaned.
- Repair and/or replace heating registers as necessary.
- Provide heat in every habitable room and bathrooms.
- Provide documentation from licensed contractor that electric baseboard heaters are correctly sized for each room and operational.
- Mechanical gas and warm air/ventilation permits are required for the above work.

ZONING

1. This property is in a(n) RT1 zoning district.
2. This property was inspected as a Duplex.

Notes:

- See attachment for permit requirements and appeals procedure.
- Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.
- There was considerable storage/clutter within property at the time of the inspection. Property is to meet appropriate Codes when complete.

Re: 633 Palace Ave
November 16, 2011
Page 6

This is a registered vacant building. In order to sell or reoccupy this building, all deficiencies listed on this code compliance report must be corrected in accordance with the Minimum Housing Standards of the St. Paul Legislative Code (Chapter 34) and all required permits must receive final approval within six (6) months of the date of this report. One (1) six-month time extension may be requested by the owner and will be considered if it can be shown that the code compliance work is proceeding and is more than fifty (50) percent complete in accordance with Legislative Code Section 33.03(f).

You may file an appeal to this notice by contacting the City Clerk's Office at 651-266-8688. Any appeal must be made in writing within 10 days of this notice. (You must submit a copy of this notice when you appeal, and pay a filing fee.)

If you have any questions regarding this inspection report, please contact Jim Seeger between 7:30 - 9:00 AM at 651-266-9046 or leave a voice mail message.

Sincerely,

James L. Seeger
Code Compliance Officer
Department of Safety and Inspections
City of Saint Paul
375 Jackson Street, Suite 220
Saint Paul MN 55101
Phone: 651-266-9046
Email: james.seeger@ci.stpaul.mn.us

JLS:ml
Attachments