



# APPLICATION FOR APPEAL

## Saint Paul City Council – Legislative Hearings

RECEIVED

JUN 22 2021

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

<b>HEARING DATE &amp; TIME</b> (provided by Legislative Hearing Office) Tuesday, <u>June 29, 2021</u>
Time <u>1:30 p.m. to 3:30 pm</u>
Location of Hearing: <u>Room 330 City Hall/Courthouse</u> <u>Teleconference</u>

Call cell \*

### Address Being Appealed:

Number & Street: 765 Edgerton St. City: St. Paul State: MN Zip: 55130

Appellant/Applicant: Premier Housing Management Email: Gscanlon@phmdcorp.com

Phone Numbers: Business 651-298-8685 Residence N/A Cell 651-756-9682

Signature: [Signature] Date: 06/07/2021

Name of Owner (if other than Appellant): BBHA Housing Associates, LLC

Mailing Address if Not Appellant's: 755 Selby Ave. Ste. A

Phone Numbers: Business 651-815-0665 OR 651-298-8085 Residence N/A Cell 651-285-8196

### 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.)

#### Comments:

We are appealing due to the extremely high cost of the corrections that are being required. The framing alone of the mechanical room is upwards of \$2500.00 (bid provided). This does not include insulation or sheet rocking. The cost of re-doing the plumbing would be in the thousands. With the high cost of lumber as well as the non-payment of rents during Covid-19 this would severely hamper our budget for this property and effect the ability for us to make needed repairs to resident s units (3 families live here). Also, the mechanical room is not occupied nor is it accessible to the residents



CITY OF SAINT PAUL

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

May 28, 2021

Premier Housing Management  
755 SELBY AVE SUITE A  
ST PAUL MN 55104 USA

RE: RE-INSPECTION FIRE CERTIFICATE OF OCCUPANCY WITH DEFICIENCIES  
765 EDGERTON ST

Ref. # 16376

Dear Property Representative:

Your building was re-inspected for the Fire Certificate of Occupancy on May 25, 2021. 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 June 30, 2021 at 1:00 PM.**

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

1. Exterior - Building & Retaining Wall - 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.  
On the South & East side of the building, there are different spots that have holes in the fascia and near the bottom of the gables. It has been observed that small birds are getting into these holes.  
Back of Property - There are sections of the wooden retaining wall that has moved, is rotted, damaged and decayed.  
NEW - May 25, 2021 - On the North side of the building, there is a new hole in the soffit.  
NEW - May 25, 2021 - There are some large cracks on the brick wall over the entry door for Unit A.



2. Exterior - Window Screens - SPLC 34.09 (4), 34.33 (3) -Provide or repair and maintain the window screen. -There are window screens that have bent and damaged frames and screens that have holes and are torn.
3. Interior - Mechanical Room - MSFC 703.1 - Provide and maintain fire rated wall construction with approved materials and methods. This work requires a permit(s). Call DSI at (651) 266-8989. The minimum rating must be: -NEW - First time provided access into this area. One hour. The walls separating the mechanical room and Unit A is incomplete and has large openings at the bottom and top. Provide and maintain fire separation between these two areas. Provide a work plan.
4. Interior - Mechanical Room - MSFC 703.1, 1106.1 - Provide and maintain fire rated floor and/or ceiling construction with approved materials and methods. This work requires a permit(s). Call DSI at (651) 266-8989. The minimum rating must be: -NEW - First time provided access into this area. One hour. The ceiling in the mechanical area has been damaged, has large openings and the fire separation is no longer maintained between the mechanical room and Unit B. Provide and maintain fire separation between these two areas. Provide a work plan.
5. Interior - Mechanical Room - MSFC 703.1 - Repair and maintain the required fire resistive construction with approved materials and methods. This work requires a permit(s). Call DSI at (651) 266-8989.-NEW - First time provided access into this area. One hour. Provide and maintain the occupancy separation between the mechanical room and Unit A & B. Provide a work plan.
6. Interior - Mechanical Room - MMC 607 - Repair, replace or install duct work in compliance with the mechanical code. This work may require a permit(s). Call DSI at (651) 266-8989.-NEW - First time provided access into this area. There are sections of the warm-air duct that is coming apart and the tape is coming off. Provide a work plan.
7. Interior - Mechanical Room - MPC 312, 313 - Provide approved support for all plumbing piping. -NEW - First time provided access into this area. Provide a work plan.
8. Unit A - Laundry Room - MMC 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 may require a permit(s). Call DSI at (651) 266-8989.-Unit A - The dryer exhaust duct has disconnected at the bottom.
9. Unit B - Water - SPLC 34.11(5), 34.35(2), MPC 408.3 - Provide adequate hot water between 110 degrees F and 120 degrees F.-The hot water temperature has been read at 147.4 degrees Fahrenheit. Reduce the hot water temperature.
10. Unit C - Water - SPLC 34.11(5), 34.35(2), MPC 408.3 - Provide adequate hot water between 110 degrees F and 120 degrees F.-The hot water temperature has been read at 136.6 degrees Fahrenheit. Reduce the hot water temperature.

11. MSBC -Section 105.1 - Permits Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Work being done requires a permit. - **NEW - First time provided access into this area. The installation of the water lines in the basement has been done in an unapproved manner and the water lines are not properly secured. Contact a licensed contractor to bring the water heater and the water lines up to code under permit.**

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 [Efrayn.Franquiz@ci.stpaul.mn.us](mailto:Efrayn.Franquiz@ci.stpaul.mn.us) or call me at 651-266-8955 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,

Efrayn Franquiz  
Fire Safety Inspector  
Ref. # 16376