



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

RECEIVED

SEP 10 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

HEARING DATE & TIME
 (provided by Legislative Hearing Office)
 Tuesday, September 21, 2021
 Time 1:30 p.m. to 3:30 p.m.
 Location of Hearing:
 Room 330 City Hall/Courthouse

Address Being Appealed:

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

Appellant/Applicant: Anna DeCrans Email: adecrans@phmdcorp.com

Phone Numbers: Business 651-209-6256 Residence _____ Cell 651-285-8196

Signature: A DeCrans Date: 09/08/2021

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

Mailing Address if Not Appellant's: 755 Selby Ave, Ste A, Saint Paul, MN 55104

Phone Numbers: Business 651-815-0665 Residence 651-209-6256 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 contending the vacant building registration, as we have been diligently working on repairs. There has been significant delay with contractors to perform repairs. The contractors have also bumped into permitting issues, because of the way the City entered orders in the permitting system. The cost for work has been more extremely prohibitive, which has also extended the timeline trying to vet the most appropriate contractor. One contractor estimated \$20K and another \$5K. Mining out the discrepancies is time-consuming.

765 Edgerton St

Timeline of Inspections & Repairs

January - May

Difficulty accessing units due to CoVID
Staff and Residents

May - July

Working on getting bids, etc. Contractors not available; cost highly prohibitive

July - August/September

Extension from original appeal to 8/10/2021
Communicating with Contractors regarding scope of work and schedule
Contractor ran into permitting issue with the way City had the property designated
Delayed 5 days getting permit to start work
Communicated to Inspector the deadline would not be feasible
Thought it would be done by August 31st
Framing wouldn't stick to limestone
Rethink the entire structure

Schedule

September 13th	Lumber enforcement complete
September 17th	Sheetrocking
September 24th	Final inspection



CITY OF SAINT PAUL

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

Telephone: 651-266-8989
Facsimile: 651-266-1919
www.stpaul.gov/dsi

September 03, 2021

Bb Housing Associates Llc
755 Selby Ave Unit A
St Paul MN 55104-7643

Customer #:1617046

Bill #: 1600122

VACANT BUILDING REGISTRATION NOTICE

The premises at **765 EDGERTON ST**

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 **\$2,127.00**. 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.

Payment must be received by October 03, 2021.

You may pay this registration fee online by going to **online.stpaul.gov** and selecting the 'Make a Payment' option. You will need your customer number and bill number to process a payment - both can be found on this letter.

To pay this invoice by mail please send this registration form along with payment to:

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

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 , James Hoffman, at 651- 266- 1947 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, James Hoffman, at 651- 266- 1947.

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: jh
vb_registration_notice 11/14

Anna DeCrans

From: John McEvoy
Sent: Wednesday, August 25, 2021 12:45 AM
To: Franquiz, Efrayn (CI-StPaul); Anna DeCrans
Cc: Aleina Homerin
Subject: 756 Edgerton

Follow Up Flag: Follow up
Flag Status: Flagged

Efrayn

I wanted to update you on the Edgerton mechanical room. The contractors tried to get studs to stick into the limestone somehow but everything they tried did not work because the limestone is so old, it just wasn't structurally sound to hold a wall in order to frame in for the fire protection at the ceiling.

The lathing and plaster have been removed from the ceiling

The plumber that did the work a few weeks ago has not returned calls so we will be using Ike's Plumbing (approved quote today, should know a schedule in the next day or two) to re do the plumbing again to re route it through the floor joists so we can get the sheetrock stuck onto the floor joists directly. Ike's will pull a permit for this since I believe the other plumbing permit has been closed.

After Ike's is done, they will call for inspection, Renovation Systems can then go in and finish the sheetrock and fire taping before calling for a final inspection.

We will be asking the city for more time to work with the contractors timelines.

John

John McEvoy
Director of Maintenance



Premier
MANAGEMENT & DEVELOPMENT

755 Selby Avenue Suite A
St. Paul, Minnesota 55104
651.815.0665 / Office
651-209-1209 / Direct
Please visit us at: www.phmmn.com

Integrity. Dedicated. Responsive.



CITY OF SAINT PAUL

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

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

August 12, 2021

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

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 765 EDGERTON ST
Ref. # 16376

Dear Property Representative:

Your building was inspected on August 11, 2021, 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 August 31, 2021 at 12:30 PM 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. 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. NEW - there are now insects (bees/wasp) nesting in the hole.
2. 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.

3. 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.
4. 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.
5. 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.
6. 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. - **Contact the Building Inspector to inspect the work being done in the mechanical room and to finalize the permit.**
7. SPLC 40.06. - Suspension, revocation and denial. (a)Grounds for revocation. The fire code official may, in writing, issue a notice to the owner(s) and known interested parties of the city's suspension or revocation of a fire certificate of occupancy issued under the provisions of this code, or deny an application therefor:(3)If it is found upon inspection of the fire code official that the building or occupancy is in violation of provisions of this or other applicable safety codes, ordinances, rules and regulations;
The Fire Certificate of Occupancy has been revoked due to failure to comply with the City Council's resolution. All work must be completed and permit(s) final by August 31, 2021 or the property must be vacated.

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: Efrayn.Franquiz@ci.stpaul.mn.us or call me at 651-266-8955 between 7:30 - 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