



APPLICATION FOR APPEAL

RECEIVED
JAN 26 2012
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,	<u>February 7, 2012</u>
Time	<u>2:30 p.m.</u>
Location of Hearing:	
<u>Room 330 City Hall/Courthouse</u>	

Address Being Appealed:

Number & Street: 23 Isabel St W City: St. Paul State: MN Zip: 55313

Appellant/Applicant: Kristina Beedle Email Kristina.beedle@gmail.com

Phone Numbers: Business _____ Residence _____ Cell 612 910 8006

Signature: [Handwritten Signature] Date: 1/18/2012

Name of Owner (if other than Appellant): Nicholas Beedle

Address (if not Appellant's): _____

Phone Numbers: Business _____ Residence _____ Cell 612 2102801

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 Items on ^{Vacant Building} code compliance Report
See attachment

January 18th, 2012

This appeal is being filed for the following items that are listed on the code compliance report, for the category vacant 2 home located at 23 Isabel St. W, St. Paul MN 55107:

Building category:

- 1) **Provide complete storms and screens, in good repair for all door and window openings.** After making calls to Jim Seeger, Steve Ubl, and Darcy in the planning department, no one can locate where in the **Minimum Housing Standards of the St. Paul Legislative Code (Chapter 34)**, that is says that all windows need to have storm windows. Steve Ubl said that he would interpret this statement to say that if there are currently storm windows on a window then they need to be in good repair, but that we will not be required to install new storms on the windows that do not currently have them. We are willing to fix any damaged windows, but are trying to avoid the cost of adding any additional ones on the home.
- 2) **Repair attic floor boards and insulate to code.** The attic space will not being used as habitable space. I can only find code that relates to insulating the attic if it will be livable space. We would prefer not to install insulation in the attic at this time.
- 3) **Provide durable, dustless parking surface as specified in the zoning code.** We are trying to see are options for this item. As I was driving thru the area around our home there are several homes and an alley that have a dirt driveway. Our current driveway is a larger rock, that is several inches deep, as is far less dusty than other driveways in our area. We are asking to be able to keep our existing rock driveway. Our hope in the near future is to do a paver driveway, but it is a significance cost that we are trying to avoid right now with the other outstanding repairs required.



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

October 12, 2011

FANNIE MAE C/O JEFF ANDERSON GROUP
15451 FOUNDERS LANE
APPLE VALLEY MN 55124

Re: 23 Isabel St W
File#: 11 276720 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on September 19, 2011.

Please be advised that this report is accurate and correct as of the date October 12, 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 October 12, 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**

- Insure basement cellar floor is even, is cleanable, and all holes are filled.
- Install plinth blocks as needed under posts in basement & ensure adequate footing for load imposed.
- Tuck Point interior/exterior of foundation as necessary.
- Permanently secure top and bottom of support posts in an approved manner and anchor beams.
- 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.
- Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary.
- Provide complete storms and screens, in good repair for all door and window openings.
- Provide functional hardware at all doors and windows
- 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.

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

- Install floor covering in bathroom and kitchen that is impervious to water.
- 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.
- Provide fire block construction as necessary and seal chases in basement ceiling.
- Where wall and ceiling covering is removed install full thickness or code-specified insulation.
- Air-seal and insulate attic/access door.
- 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.
- Install rain leaders to direct drainage away from foundation.
- Install flashing in an approved manner at the intersection of the roof with walls, chimneys, and other conjoined surfaces as needed.
- Provide durable, dustless parking surface as specified in the zoning code.
- Repair south side steps as needed.
- Repair roof and fascia on east side storage building.
- Correct basement stair landings and stair treads so they are uniform and install guardrail.
- Install tempered glass in 2 windows on landing to stairs to second floor.
- Install tempered glass in window over second floor bathtub.
- Install guardrail to code on 3rd floor balcony.
- Repair attic floor boards and insulate to code.
- Install screw down cover on sump basket.
- Have fireplaces and chimney inspected and repair or seal up as needed.
- 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
- Bond around water meter with a copper wire sized for the electrical service per Article 250 of the NEC
- Provide a complete circuit directory at service panel indicating location and use of all circuits
- Close openings in service panel/junction box with knock out seals, breaker blanks and/or junction boxes
- Properly strap cables and conduits in basement and garage.
- Install/replace GFCI receptacle in first and second floor bathroom adjacent to the sink
- Install globe-type enclosed light fixture on all closet lights

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

- 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/side/back door
- Remove and or/ re-wire all illegal, improper or hazardous wiring in basement/garage
- Illegal wiring in electrical panels. Wire and ground to 2011 NEC. Purchase permit for a service and 20 circuits.
- Physically protect NM cable behind stove in kitchen and properly wire all exposed NM cable on first floor.
- Install wiring for wet location on second floor deck.
- 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: Jim Kaufer** **Phone: 651-266-9054**

- Basement - Water Meter - raise meter to a minimum 12 inches above floor (MPC 2280)
- Basement - Water Piping - add appropriate hangers (MPC 1430 Subp. 4)
- Basement - Water Piping - boiler fill water line requires backflow assembly or device (MPC 2100)
- Basement - Water Piping - improper fittings or usage (MPC 0420)
- Basement - Water Piping - provide water piping to all fixtures and appliances (MPC 1700)
- Basement - Water Piping - repair or replace all corroded, broken or leaking piping (MPC 4715.1720)
- Basement - Water Piping - run 1 inch water line from meter to first major take off (SPRWS Water Code)
- 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 - no soil stack base clean out
- Basement - Soil and Waste Piping - replace corroded cast iron or steel waste piping (MPC 0200)

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October 12, 2011
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PLUMBING **Inspector: Jim Kaufer** **Phone: 651-266-9054**

- Basement - Soil and Waste Piping - unplugged or open piping; back pitched piping (MPC 1000)
- Basement - Laundry Tub - provide a vacuum breaker for the spout (MPC 2000 B)
- Basement - Laundry Tub - unvented (MPC 0200 E)
- Basement - Lavatory - unvented (MPC 0200. E)
- Basement - Lavatory - waste incorrect (MPC 2300)
- Basement - Sump Pump/Basket - provide a cover (MPC 2440 Subp. 4)
- Basement - Toilet Facilities - incorrectly vented (MPC 2500)
- Basement - Toilet Facilities - unvented (MPC 0200. E) And fixture is missing.
- Basement - Tub and Shower - provide anti-scald valve (MPC 1380. Subp. 5)
- Basement - Water Meter - meter is removed or not in service (MPC 4715.1700)
- First Floor - Sink - waste incorrect (MPC 2300) also run dishwasher drain to code.
- First Floor - Tub and Shower - water piping incorrect (MPC 0200 P.)
- Exterior - Lawn Hydrants - Requires backflow assembly or device (MPC 2000)
- Exterior - Piping Vents - Broken piping; no flashing (MPC 2530 Subp. 2)
- Exterior - Rain Leader - Not properly plugged or capped off
- Obtain plumbing permits prior to commencement of work.

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

- Clean and Orsat test boiler burner. Check all controls for proper operation. Provide documentation from a licensed contractor that the heating unit is safe.
- Verification required that an approved metal chimney liner for boiler and water heater venting is installed.
- Connect boiler and water heater venting into chimney liner.
- Provide adequate combustion air and support duct to code.
- Provide support for gas lines to code.
- Plug, cap and/or remove all disconnected gas lines.
- Provide heat in every habitable room and bathrooms.
- Attach metal tag to expansion tank valve stating that this valve must be OPEN at all times except when draining the expansion tank.
- Support supply and return piping for heating system according to code.
- Documentation required that PEX tubing installed in hydronic system is approved for this installation.
- Verify location of PEX tubing that is installed underground outside of building.
- Install hydronic circulating pumps according to manufacturer's installation instructions.
- Install isolation valves on boiler supply and return.
- Conduct witnessed pressure test on hot water heating system and check for leaks.
- Install back flow preventer on city water fill line to hot water heating system and pipe vent as required.
- Repair or replace radiator valves as needed.
- Submit documentation from a licensed contractor that the wood burning fireplace is clean and safe for use or permanently seal openings.
- Mechanical gas and hydronic permits are required for the above work.

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ZONING

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

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.

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