

VBR 13-14



# APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8585

APR 05 2013

CITY CLERK

We need 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/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, <u>4-9-13</u>
Time <u>1:30 P.M.</u>
Location of Hearing:
Room 330 City Hall/Courthouse

## Address Being Appealed:

Number & Street: 46 W. DELOS City: ST. PAUL State: MN Zip: 55107

Appellant/Applicant: RICHARD G. WOLFGRAMM Email rgwolfgramm@gmail.com

Phone Numbers: Business N/A Residence N/A Cell 651.235.0484

Signature: [Handwritten Signature] Date: 31 MARCH 2013

Name of Owner (if other than Appellant): \_\_\_\_\_

Mailing Address if Not Appellant's: 807 OSCEOLA AVE. ST. PAUL, MN. 55105

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
- Code Enforcement Correction Notice
- Vacant Building Registration
- Other

VICTOR ORDENAS HAS BEEN AN OCCUPANT (NOT A TENANT) FOR SEVEN YEARS. HE HAS BEEN UNEMPLOYED AND OTHERWISE HOMELESS. HE WAS FORCIBLY EVICTED AFTER I ASKED THE POLICE TO INTERVENE. HE WOULD NOT ALLOW BUILDING INSPECTOR TO ENTER. HE TRASHED THE PLACE. SEE ATTACHED.

Please contact me  
regarding work being  
done that may require  
permits

MATT DORNFIELD  
651-248-4314

**Tank, David**  
Building Inspector



**CITY OF SAINT PAUL**  
DEPARTMENT OF SAFETY AND INSPECTIONS



375 Jackson Street, Suite 220      Tel: 651-266-9020  
Saint Paul, MN 55101-1806      Fax: 651-266-9099  
Email: david.tank@ci.stpaul.mn.us

**Pride, Professionalism & Partnership**

**SIDNEY I. RIOUX**  
Police Officer



**POLICE DEPARTMENT**  
CITY OF SAINT PAUL

367 Grove Street      Voice Mail: 651-266-9000 ext 71395  
Saint Paul, MN 55101      sidney.rioux@ci.stpaul.mn.us

CN# 13-059285  
If you have questions regarding your report, call:  
Saint Paul Police Records Unit (651) 266-5700





CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

Nuisance Building Code Enforcement  
375 Jackson Street, Suite 220  
Saint Paul, MN 55101-1806

651-266-8989  
651-266-1919  
[www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

March 15, 2013

Louise C Wolfgramm/Richard G  
Wolfgramm  
807 Osceola Ave  
St Paul MN 55105-3329

## VACANT BUILDING REGISTRATION NOTICE

The premises at **46 DELOS ST W**

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 to register this building with the Department of Safety and Inspections, Vacant Buildings 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 **\$1,440.00**. 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.

**Please return the enclosed registration form along with your payment by April 15, 2013.**

### **Do not mail cash.**

If you wish to pay in person, you may do so from 8:00 a.m. to 4:00 p.m. Monday through Friday at:

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

You may file an appeal to this fee or registration requirements by contacting the Office of the City Clerk at (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, Mike Kalis,  
at 651-266-1929 to find out what must be done before this  
building can be legally reoccupied.**

The Enforcement Officer may declare this building(s) 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 Officer 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 Enforcement Officer, Mike Kalis, at 651-266-1929.

This registration form and fee is required by law. Your prompt attention to this matter is appreciated.

Thank You,

Steve Magner  
Vacant Buildings Program Manager  
Department of Safety and Inspections

Enclosures: Regulations Requirements Information  
Vacant Building Registration Form

SM: mk  
vb\_registration\_notice 11/12

**STAMP - Activity Detail**[New Search](#)[Help using this report](#)[E-mail Service Desk](#)**46 Delos St W**

Click [here](#) to access other applications using this address - GISmo, MapIT, and Ramsey County Info

**Run Date:** 04/05/13 11:42 AM  
**Folder ID#:** **10 107762**      **In Date:** 02/16/10      **Issued Date:**  
**Status:** Revoked/Vacant      **Closed:**  
**Type:** CO - Certificate of Occupancy - Residential 1 Unit  
**Reference#:** 101607

**Document:**

[Revocation - Letter 6/8:](#) - Generated: 02/08/2013 - Sent: 02/08/2013  
[Revocation - Letter 6/8:](#) - Generated: 02/05/2013 - Sent: 02/05/2013  
[C of O with Deficiencies - Letter 3:](#) - Generated: 12/21/2012 - Sent: 12/21/2012  
[Appointment Letter:](#) - Generated: 11/29/2012 - Sent: 11/29/2012  
[Appointment Letter:](#) - Generated: 10/16/2012 - Sent: 10/16/2012  
[Appointment Letter:](#) - Generated: 09/18/2012 - Sent: 09/18/2012  
[Appointment Letter:](#) - Generated: 08/21/2012 - Sent: 08/21/2012

\* Note: Clicking on above document links may not reflect the exact formatting of the original document.

**People:**

Owner:  
 Louise C Wolfgramm/Richard G Wolfgramm  
 807 Osceola Ave  
 St Paul MN 55105-3329

Responsible Party:  
 Richard G Wolfgramm  
 Louise Wolfgramm  
 807 Osceola Avenue  
 St Paul MN 55105-3329  
 651-293-0490  
 rgwolfgramm@gmail.com

**Property:**

46 DELOS ST W, PIN: 072822110027

**Info Value:**

Renewal Due Date: Jan 18, 2011  
 Is this a City Owned Building?: No  
 Contact: Mrs Wolfgramm cell: 353-0499, wk 612-348-8570  
 Commercial Square Feet: 0  
 Possible Student Housing?: No  
 Total Residential Units: 1  
 Num Res Units Used In Grading: 1  
 Class: C  
 Score: 67  
 Number of Stories: 2  
 Number of Basement Levels: 1  
 Primary Occupancy Type Name: Dwelling Units  
 Primary Occupancy Group: R-3  
 Primary Occupancy # of Units: 1  
 Keybox: No  
 Fire Alarm System: No  
 Emergency Generator: No  
 Fire Pump: No  
 Fire Service Elevator: No

Standpipe System (W/D): None  
Sprinkler System: None  
Non Wet Sprinkler System: No  
Smoke Control System: No  
Special Extinguishing System: No  
Kitchen Hood System: No  
704 Placards: n  
Egress Controlled?: No  
Last Inspection Date: Mar 6, 2013  
Fireworks Permit?: No

**Fee:**

CO Residential 1 & 2 Units Initial Fee: \$170.00  
CO Residential 1&2 Units No Entry Penalty Fee: \$60.00  
CO Residential 1&2 Unit Reinspection Fee: \$85.00

**Pre-Inspection**

**Assigned To:** Westenhofer, Sean

**Closed:** 08/21/12

**Result:**

**08/21/2012:** Done

**C of O Inspection**

**Comment:** 11/29/2012 - No show for appointment/SW.

**Closed:** 11/29/12

**Result:**

**11/29/2012:** No Entry (fee)

**Closed:** 12/21/12

**Result:**

**12/21/2012:** Correction Orders

**Deficiency:**

Basement: Electrical Box. NEC 408.7 Unused Openings. Unused openings for circuit breakers and switches shall be closed using identified closures, or other approved means that provide protection substantially equivalent to the wall enclosure.

. Open breakers in electrical box. Install seals to close open breaker slots. First Noted on: 12/21/2012, Notice#: 1

SPLC 34.11 (6), 34.34 (3) - Provide service of heating facility by a licensed contractor which must include a carbon monoxide test. Submit a completed copy of the Saint Paul Fire Marshal's Existing Fuel Burning Equipment Safety Test Report to this office. First Noted on: 08/21/2012, Notice#: 2, Severity: 5, Status: Abated

**C of O Re-Inspection**

**Comment:** 2.5.13 - No call, no voicemail, no email from owners. No repairs made, last conversation was that the owner was selling the property and getting in shape to sell/SW.

**Closed:** 02/05/13

**Result:**

**02/05/2013:** Revoked/Occupied

**Deficiency:**

Interior: Access. SPLC 34.19 - Provide access to the inspector to all areas of the building. Failure to meet the inspector for the scheduled appointment or failure to contact the inspector to reschedule the scheduled appointment will result in enforcement action. First

Noted on: 11/29/2012, Notice#: 4, Severlty: 2, Status: Abated

**Revocation**

**Comment:** 2.8.2013 - Overbooked appointment on March 5th. Rescheduling appointment and sending letter/SW.

3.6.2013 - 3rd no show for appointment, spoke with tenant who previously lived in unit. Stated he vacated over a week ago. Unit is vacate with multiple code violations. Sending over to VB per conversation with Supervisor Neis/SW.

**Closed:** 03/06/13

**Result:**

**03/06/2013:** Revoked/Vacant - 2

**Residential Vacant**

**Next Schedule:** 06/04/13



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](http://www.stpaul.gov/dsi)

February 8, 2013

RICHARD G WOLFGRAMM  
LOUISE WOLFGRAMM  
807 OSCEOLA AVENUE  
ST PAUL MN 55105-3329

### **Revocation of Fire Certificate of Occupancy and Order to Vacate**

RE: 46 DELOS ST W  
Ref. # 101607

Dear Property Representative:

Your building was inspected on February 5, 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 rescheduled inspection will be made on March 6, 2013 at 11:00 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. 2nd Floor - Bathroom Walls - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the walls in an approved manner.-Patch the holes and/or cracks in the walls.
2. 2nd Floor - CO Detector - MN State Statute 299F.50 Immediately provide and maintain an approved Carbon Monoxide Alarm in a location within ten (10) feet of each sleeping area. Installation shall be in accordance with manufacturers instructions.-Missing 2nd floor CO detector.
3. 2nd Floor - Floor - MSFC 1011.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exitway.-Remove cable cord running across hallway floor.
4. 2nd Floor - Southeast Bedroom - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-9090.-Replace broken outlet on east wall.



5. 2nd Floor - Southeast Bedroom - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window frame.-Missing interior framing around south bedroom window.
6. 2nd Floor - Throughout - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.-Install cover plates back onto wall outlets and light switches throughout 2nd floor.
7. Basement - Smoke Detector - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.-Replace missing cover or replace smoke detector on basement ceiling above staircase.
8. Basement - Staircase - SPLC 34.10 (3) 34.33(2) - Provide an approved guardrail. Intermediate balustrade must not be more than 4 inches apart. Intermediate rails must be provided if the height of the platform is more than 30 inches.-Install missing guardrail on open side of basement staircase.
9. Basement - Staircase - SPLC 34.10 (3), 34.33(2) - Provide an approved handrail. The top of the handrail must be between 34 and 38 inches above the treads and run the entire length of the stair.-Missing handrail on basement staircase.
10. Bathroom Cabinets - Main Floor and 2nd Floor - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the cabinets in an approved manner.-Replace missing panel board below bathroom sink on main floor. Repair panel board below bathroom sink.
11. Exterior - North Guardrail - 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.-Repair or replace missing guardrail spindle and deteriorated north guard railing boards.
12. Exterior - South Deck Boards - 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.-Replace deteriorated deck boards.
13. Main Floor - West Main Floor Staircase - SPLC 34.10 (3), 34.33(2) - Repair or replace the damaged handrail in an approved manner.-Install handrail leading from top of 2nd floor staircase step down to bottom step on main floor.
14. 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: (651-266-8688) and must be filed within 10 days of the date of this order.

If you have any questions, email me at: [sean.westenhofer@ci.stpaul.mn.us](mailto:sean.westenhofer@ci.stpaul.mn.us) or call me at 651-266-8982 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,

Sean Westenhofer  
Fire Inspector  
Ref. # 101607