



APPLICATION FOR APPEAL

RECEIVED
SEP 22 2010
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

YOUR HEARING Date and Time:
Tuesday, <u>Oct. 5</u>
Time <u>1:30 P.M.</u>
Location of Hearing:
<u>Room 330 City Hall/Courthouse</u>

Address Being Appealed:

Number & Street: 869 Geranium Ave City: St. Paul State: MN Zip: 55106

Appellant/Applicant: David Theobald Email _____

Phone Numbers: Business 651-684-3225 Residence _____ Cell 651-442-5546

Signature: [Signature] Date: 9

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 _____
- Other _____
- Other _____



CITY OF SAINT PAUL
INTERDEPARTMENTAL MEMORANDUM

EGRESS WINDOW NON-COMPLIANCE DETERMINATION

TO: CITY CLERK
15 KELLOGG BLVD. WEST
310 CITY HALL
SAINT PAUL, MN 55102

PHONE: 651-266-8688
FAX: 651-266-8574

DATE: September 22, 2010

APPEAL PROPERTY ADDRESS: 869 GERANIUM AVE E

APPLICANT NAME: DAVID THEOBALD

PHONE NUMBER: 651-266-9046

PERMIT NUMBER: 10 603760

TYPE OF WINDOW DH

NUMBER OF WINDOWS 3

Total Glazed Area	9 ft. ---7 sf.	Difference from Required Area	+4 -----+2
Width of Opening	30.5 ----27.5	Difference from Required Opening	+10.5 -----+7.5
Height of Opening	20"	Difference from Required Opening	_4
Height of Opening to Finished Floor	-----	Difference from Maximum Height	-----

COMMENTS:

Reviewed by:



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

May 06, 2010

FNMA C/O LORI REINERT
1926 DIVISION ST W
ST CLOUD MN 56301

Re: 869 Geranium Ave E
File#: 10 220289 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on April 26, 2010.

Please be advised that this report is accurate and correct as of the date May 06, 2010. 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 May 06, 2010. 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 under posts in basement
- Remove mold, mildew and moldy or water damaged materials
- Permanently secure top and bottom of support posts in an approved manner
- Provide adequate access, ventilation and clearance in crawl space area
- Install 20 minute fire rated doors, with self closing device, between common areas and individual units.
- Maintain one hour fire separation between dwelling units and between units and common areas
- Relocate 2nd floor electrical panel to 2nd floor unit or to common area; or protect panel and access corridor leading from common area to panel with 1 hour fire rated enclosure.
- Install handrails and guardrails at all stairways, including basement stairways, and return handrail ends to the wall or newel post 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

Re: 869 Geranium Ave E
Page 2

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

- Provide operable hardware at all doors and windows
- Provide thumb type deadbolts for all entry doors. Remove any surface bolts
- Repair or replace damaged doors and frames as necessary, including storm doors
- Weather seal exterior doors
- Prepare and paint interior and exterior as necessary. Observe necessary abatement procedure if lead base paint is present (See St Paul Legislative Code, Chap. 34 for additional information).
- Provide smoke detectors per the MN Building Code and carbon monoxide detectors per State Law.
- Habitable rooms with new usage and replaced windows shall have glass area equal to 8% of floor area, or a minimum of 8 sq. ft, one-half of which shall operate; and all bedroom windows shall meet emergency escape requirements (20 inch minimum opening width, 24 inch minimum opening height, and minimum net glazed area of 5.7 sq. ft.)
- Repair siding, soffit, fascia, trim, etc. as necessary
- Maintain 6 inches minimum clearance between wood and soil, sloped to drain away from foundation of garage.
- Provide proper drainage around house to direct water away from foundation of house.
- Provide proper drainage around garage to direct water away from foundation of garage.
- Replace garage roof covering and vents to code.
- Provide general rehabilitation of garage.
- Close in open stair risers to maintain an opening no greater than 4 inches
- Replace front steps not to code.
- Replace bottom row of siding on garage and service door and roof covering.
- Install rear entry landing to code.
- Install first floor kitchen.
- Replace basement stairs rooted at bottom.
- Replace second floor bath, shower and bathroom floor.
- Water leak at inlet onto basement (called owners and left information)
- First floor west bedroom window does not meet egress opening 30 ½ x 20.
- Second floor front bedroom window does not meet egress opening 26 ½ x 20.
- Second floor west bedroom window does not meet egress opening 31 x 16
- 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
- Install/replace GFCI receptacle in first and second floor bathroom adjacent to the sink
- Ground bathroom light in second floor bathroom and disconnect receptacle on fixture
- 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

Re: 869 Geranium Ave E
Page 3

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

- 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
- Remove and or/ re-wire all illegal, improper or hazardous wiring in garage also, no access
- Rewire illegal wiring behind second floor bathroom medicine cabinet.
- 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 2008 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: Denny Watters** **Phone: 651-266-9051**

- Basement - Water Heater - T and P relief discharge piping incorrect
- Basement - Water Heater - Vent must be in chimney liner
- Basement - Water Heater - Water piping incorrect
- Basement - Water Heater - gas venting incorrect
- Basement - Water Heater - not fired or in service
- Basement - Water Meter - water pipe is kinked at the floor
- Basement - Water Piping - boiler fill water line requires backflow assembly or device
- Basement - Water Piping - repair or replace all corroded, broken or leaking piping
- Basement - Water Piping - run 1 inch water line from meter to first major take off
- Basement - Gas Piping - dryer gas shutoff; connector or piping incorrect also, run dryer vent to code
- Basement - Gas Piping - replace corroded piping
- Basement - Soil and Waste Piping - improper connections, transitions, fittings or pipe usage Fernco
- Basement - Soil and Waste Piping - no front sewer clean out; no soil stack base clean out
- Basement - Laundry Tub - provide a vacuum breaker for the spout
- Basement - Laundry Tub - unvented
- Basement - Laundry Tub - waste incorrect
- First Floor - Gas Piping - range gas shut off
- First Floor - Lavatory - fixture is broken or parts missing stopper
- First Floor - Sink - fixture is broken or parts missing
- First Floor - Sink - waste incorrect and broken
- First Floor - Sink - water piping incorrect
- First Floor - Toilet Facilities - replace seat

Re: 869 Geranium Ave E
Page 4

PLUMBING **Inspector: Denny Watters** **Phone: 651-266-9051**

- First Floor - Tub and Shower - Provide access
- Second Floor - Lavatory - fixture is broken or parts missing stopper
- Second Floor - Sink - water piping incorrect - replace worn out
- Second Floor - Toilet Facilities - replace seat
- Second Floor - Shower - provide anti-scald valve also, replace fixture
- Second Floor - Shower - waste incorrect
- Exterior - Lawn Hydrants - Broken or parts missing
- Exterior - Lawn Hydrants - Requires backflow assembly or device
- Obtain plumbing permits prior to commencement of work.

HEATING **Inspector: Maureen Hanson** **Phone: 651-266-9043**

- Install approved lever handle manual gas shutoff valve on boiler and remove unapproved valve.
- Clean and Orsat test boiler burner. Provide documentation from a licensed contractor that the heating unit is safe.
- Install approved metal chimney liner.
- Connect boiler and water heater venting into chimney liner.
- Provide adequate clearance from flue vent pipe on boiler to combustible materials or provide approved shielding according to code.
- Vent clothes dryer to code.
- 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 appropriate size operable window in bathrooms or provide exhaust system vented to outside. A mechanical ventilation permit is required if an exhaust system is installed.
- 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.
- 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.
- Install isolation valves on boiler supply and return.
- Gas and hydronic mechanical 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.

Re: 869 Geranium Ave E
Page 5

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 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 651-266-8989 or leave a voice mail message.

Sincerely,

James L. Seeger
Code Compliance Officer
JLS:ml
Attachments