



APPLICATION FOR APPEAL

RECEIVED
APR 10 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>4-17-12</u>
Time <u>1:30 P.M.</u>
Location of Hearing:
<u>Room 330 City Hall/Courthouse</u>

Address Being Appealed:

Number & Street: 325 Maria City: SF Paul State: MN Zip: 55106

Appellant/Applicant: David Selden Email mule55075@yahoo.com

Phone Numbers: Business 651-207-9271 Residence 651-455-8501 Cell Same As Business

Signature: [Signature] Date: 4/10/2012

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

Building Is Stucco and would require A Great Deal Of work To Comply With This Order. Also We Are In A Historical Area of The City.



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

March 13, 2012

JOHN E LUKAS
301 20th Ave S
South St Paul MN 55075-2162

FIRE INSPECTION CORRECTION NOTICE

RE: 325 MARIA AVE
Ref. #11487
Residential Class: C

Dear Property Representative:

Your building was inspected on March 13, 2012 for the renewal of your Fire Certificate of Occupancy. Approval for occupancy will be granted upon compliance with the following deficiency list. The items on the list must be corrected prior to the re-inspection date. **A re-inspection will be made on April 13, 2012 at 9:30 am.**

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 shall be occupied without a Fire Certificate of Occupancy. The code also provides for the assessment of additional re-inspection fees.

YOU WILL BE RESPONSIBLE FOR NOTIFYING TENANTS IF ANY OF THE FOLLOWING LIST OF DEFICIENCIES ARE THEIR RESPONSIBILITY.

DEFICIENCY LIST

1. All Units - Baseboard Heaters - SPLC 34.12 (2), 34.35 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition. -Repair replace all damaged and broken baseboard heaters and heater covers throughout in all units.
2. All Units - Entry Doors - MSFC 703 - Provide, repair or replace the fire rated door and assembly. The minimum rating must be: 20 minute. -Repair and maintain the door closer on all unit entry doors.
3. All Units - Sleeping Room Egress Windows - MSFC1026.1 - Provide and maintain an approved escape window from each sleeping room. The minimum size must be 5 square feet of glazed area with a minimum of 24 inches of openable height and 20 inches of openable width. With a finished sill height not more than 48 inches. This work may require permit(s). Call DSI at (651) - 266-9090. Refer to the Escape Windows for Residential Occupancies handout for more information.

Units 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11 (Double Hung in all units):
19 h x 33 w openable
44 h x 31 w glazed

An Equal Opportunity Employer

4. Basement - Laundry Room - MSFC 605.4 - Discontinue use of all multi-plug adapters.-Remove multi plug adapter and plug in appliance cords into wall outlet.
5. Basement - Laundry Room - SPLC 34.12 (2), 34.35 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition.-Missing light bulb in ceiling fixture between unit storage rooms.
6. Basement - West Hallway Door - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door latch.-Loose door handle.
7. Exterior - 2nd Floor East Stairwell Screen - SPLC 34.09 (3), 34.32 (3) - Provide or repair and maintain the window screen.-Repair rubber seal around exterior window screen.
8. Exterior - East and West Canopies - SPLC 34.09 (1) b,c, 34.32 (1) b,c - 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.-Scrape and paint east and west canopies. Repair damage to underneath of west canopy.
9. Exterior - Throughout - SPLC 34.08 (3) - Provide and maintain suitable ground cover on all exterior areas to control erosion.
10. Exterior - West Drive Way - SPLC 163.03, 163.01 (2), (3) - Currently license (tabs) all vehicles on the property and return the vehicles to an operative mechanical condition or remove vehicles from the property.-Remove motorcycle parked on grass in west parking lot.
11. Exterior - West Drive Way - SPLC 34.08 (7) - All parking spaces shall be paved with asphalt, concrete, or durable dustless surfacing. Before any existing spaces may be paved, site plan approval must be obtained as specified in the St. Paul Zoning Code. Contact DSI Zoning at 651-266-9090.-Replace deteriorated drive way.
12. Exterior - West Entry Door - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door in good condition.-Replace broken window on entry door or replace entry door.
13. Exterior - West Roof Drain Pipe - SPLC 34.08 (5), 34.31 (3) - Repair, replace and maintain all exterior surfaces on fences, sheds, garages and other accessory structures free from holes and deterioration. Provide and maintain exterior unprotected surfaces painted or protected from the elements.-Replace cracked roof drain pipe.
14. Unit 01 - Bathroom Floor Tile - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the floor in an approved manner.-Repair or replace the floor tile.
15. Unit 01 - Entry Door - MSFC 1011.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exitway.-Remove material behind entry door.
16. Unit 01 - Living Room - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.-Remove extension cords.
17. Unit 02 - Bathroom Ceiling - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the ceiling in an approved manner.-Patch the holes and/or cracks in the ceiling.
18. Unit 02 - Hallway - MSFC 1011.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exitway.-Tenant is to remove material from hallway.

19. Unit 02 - Shower Walls - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the walls in an approved manner.-Repair or replace grout around shower wall tiles.
20. Unit 03 - Bathroom Door Frame - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door frame.-Missing strike plate on bathroom door frame.
21. Unit 03 - Bathroom Faucet - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 415.0220 - Repair or replace and maintain the plumbing fixture to an operational condition.-Replace missing aerator and cap. Missing bathroom sink stopper.
22. Unit 03 - Bathtub - SPLC 34.10 (4), 34.33 (3) - Provide a bathroom floor impervious to water.- Repair or replace caulk around tub to ensure water tightness around the tub.
23. Unit 03 - Entry Door - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door in good condition.-Replace missing peep hole in entry door.
24. Unit 03 - Entry Door - MSFC 1011.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exitway.-Remove shoes stored behind entry door.
25. Unit 03 - Kitchen Wall - MSFC 605.4 - Discontinue use of all multi-plug adapters.-Remove multi plug adapter.
26. Unit 04 - Bathtub - SPLC 34.10 (4), 34.33 (3) - Provide a bathroom floor impervious to water.- Repair or replace caulk around tub to ensure water tightness around the tub.
27. Unit 04 - Bedroom Door - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door in good condition.-Replace or repair bedroom door, bolt, strike plate, door jam and door handles.
28. Unit 04 - Ceilings Throughout - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the ceiling in an approved manner.-Clean yellow substance from all ceilings. Paint throughout in all rooms.
29. Unit 04 - Hallway - MSFC 1011.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exitway.-Tenant is to remove all material in hallway.
30. Unit 04 - Hallway Closet Door - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door in good condition.-Repair closet door frame and install missing closet door knobs.
31. Unit 04 - Kitchen Stove - SPLC 34.10 (5), 34.33 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.-Tenant is to clean kitchen stove top, burners and sides of stove.
32. Unit 04 - Living Room - MSFC 605.4 - Discontinue use of all multi-plug adapters.-Remove multi plug adapter.
33. Unit 04 - Walls Throughout - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the walls in an approved manner.-Clean yellow substance from all walls. Paint throughout in all rooms.
34. Unit 05 - Bathroom Floor - SPLC 34.10 (4), 34.33 (3) - Provide a bathroom floor impervious to water.-Seal floor tile to tub wall.
35. Unit 05 - Bedroom - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.-Remove extension cord.
36. Unit 05 - Bedroom Closet Doors - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door in good condition.-Replace or repair missing or broken bedroom closet door knobs.

37. Unit 05 - Bedroom Door - MSFC 1003.3.1.8 - Remove unapproved locks from the exit doors. The door must be openable from the inside without the use of keys or special knowledge or effort.-Remove slide lock from bedroom door.
38. Unit 05 - Bedroom Wall - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the walls in an approved manner.-Repair wall behind slide lock.
39. Unit 05 - Kitchen Cabinet Floorboard - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the cabinets in an approved manner.-Replace or repair floorboard underneath kitchen sink.
40. Unit 05 - Kitchen Sink Faucet - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 415.0220 - Repair or replace and maintain the plumbing fixture to an operational condition.-Replace missing aerator.
41. Unit 05 - Living Room Wall - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the walls in an approved manner.-Repair wall underneath living room window.
42. Unit 06 - Bathroom Ceiling - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the ceiling in an approved manner.-Tenant is to clean stains on bathroom ceiling.
43. Unit 06 - Bedroom Closet Doors - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door in good condition.-Replace missing and broken closet door knobs.
44. Unit 06 - Carpeting Throughout - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the floor in an approved manner.-Tenant is to clean and sanitize carpeting throughout unit.
45. Unit 06 - Hallway - MSFC 1011.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exitway.-Remove material in hallway and in front of entry door.
46. Unit 06 - Kitchen Stove - SPLC 34.10 (5), 34.33 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.-Tenants are to clean burners, stove top and sides of stove.
47. Unit 06 - Kitchen Walls - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the walls in an approved manner.-Clean grease from all kitchen walls.
48. Unit 06 - Thermostat - SPLC 34.12 (2), 34.35 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition.-Missing thermostat cover on thermostat in hallway.
49. Unit 07 - Bathtub - SPLC 34.10 (4), 34.33 (3) - Provide a bathroom floor impervious to water.- Repair or replace caulk around tub to ensure water tightness around the tub.
50. Unit 07 - Throughout - SPLC 34.10 (5), 34.33 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.-Remove and abate smell and fruit flies from unit immediately.
51. Unit 07 - Toilet - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 415.0220 - Repair or replace and maintain the plumbing fixture to an operational condition.-Repair loose toilet.
52. Unit 08 - Bathtub - SPLC 34.10 (4), 34.33 (3) - Provide a bathroom floor impervious to water.- Repair or replace caulk around tub to ensure water tightness around the tub.
53. Unit 08 - Bedroom - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.-Remove extension cord.

54. Unit 08 - Kitchen Walls - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the walls in an approved manner.-Clean grease from kitchen walls.
55. Unit 08 - Toilet - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 415.0220 - Repair or replace and maintain the plumbing fixture to an operational condition.-Repair leaking bathroom toilet.
56. Unit 09 - Bathroom Door - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door in good condition.-Replace or repair hole in bathroom door.
57. Unit 09 - Bathtub - SPLC 34.10 (4), 34.33 (3) - Provide a bathroom floor impervious to water.- Repair or replace caulk around tub to ensure water tightness around the tub.
58. Unit 10 - Bedroom - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.-Remove extension cord.
59. Unit 11 - Bathroom Wall Tiles - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the walls in an approved manner.-Replace all damaged or missing wall tiles throughout bathroom.
60. Unit 11 - Ceilings Throughout - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the ceiling in an approved manner.-Clean yellow substance from all ceilings. Paint throughout in all rooms.
61. Unit 11 - Hallway Closet Door - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door latch.- Replace missing closet door knob.
62. Unit 11 - Kitchen Drawer - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the cabinets in an approved manner.-Repair or replace the damaged or missing drawer.
63. Unit 11 - Throughout - MSFC 1011.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exitway.-Tenant is to remove material behind all doors, in hallway and in walking paths.
64. Unit 11 - Walls Throughout - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the walls in an approved manner.-Clean yellow substance from all walls. Paint throughout in all rooms.

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 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. # 11487