



APPLICATION FOR APPEAL

RECEIVED

MAR 12 2018

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 820065)
- ☒ 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, MARCH 20, 2018

Time 11:30

Location of Hearing:

Room 330 City Hall/Courthouse

Address Being Appealed:

Number & Street: 1570 Stillwater Ave City: St. Paul State: MN Zip: 55106

Appellant/Applicant: Chad Van Veldhuizen Email: chad.vanveldhuizen@yahoo.com

Phone Numbers: Business 651-252-3600 Residence _____ Cell 651-331-9767

Signature: Chad Van Veldhuizen Date: 3/12/18

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

We need more time to access the
house & then to take care of the
problems listed by the City of St. Paul.



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

March 06, 2018

NOTICE OF CONDEMNATION AS UNFIT FOR HUMAN HABITATION & ORDER TO VACATE

Chad A Vanveldhuizen/Elizabeth
Vanveldhuizen
1570 Stillwater Ave
St Paul MN 55106-3627

Dear Sir or Madam:

The Department of Safety and Inspections, Division of Code Enforcement, has determined that the dwelling and premises at **1570 STILLWATER AVE** is "Unfit for Human Habitation". In accordance with Saint Paul Legislative Code, Chapter 34, Section 23, the premises will be placarded on **March 5, 2018** and ordered vacated no later than **March 12, 2018**.

Your attention is called to the following provisions of Section 34.23, Subsection 6 entitled, *Vacation of Structure or Unit*:

"Any dwelling unit, structure or portion thereof which has been condemned or placarded as unfit for occupancy shall be vacated within the time set forth in the placard and/or order. No person shall occupy or let for occupancy any structure which is condemned."

THIS DWELLING SHALL NOT AGAIN BE USED FOR HUMAN HABITATION UNTIL WRITTEN APPROVAL IS SECURED FROM THE CITY OF SAINT PAUL; DEPARTMENT OF SAFETY AND INSPECTIONS, DIVISION OF CODE ENFORCEMENT.

Principle Violations: These deficiencies must be corrected before this condemnation and vacate order will be removed.

1. **SPLC 34.23 CONDEMNATION:** This occupancy is condemned as unsafe or dangerous. It constitutes a condition of material endangerment to occupants and emergency personnel. The interior of home has excessive accumulation of combustible material. Inspector found the home with blocked egress, combustibles around electrical panel, water heater, furnace, small walking path throughout the home, counters cluttered and clutter throughout the home. This is also a fire hazard due to the excessive combustibles. **REMOVE EXCESSIVE STORAGE, COMBUSTIBLES AND CLUTTER THROUGHOUT THE ENTIRE HOME.**
2. **SPLC 45.03 COMBUSTIBLE MATERIALS:** Immediately remove and discontinue excessive accumulation of combustible materials. **REMOVE EXCESSIVE STORAGE, COMBUSTIBLES AND CLUTTER THROUGHOUT THE ENTIRE HOME.**
3. **NEC 110.26 ELECTRICAL PANEL CLEARANCE:** Provide and maintain a minimum of 36 inches clearance in front of all electrical panels. **REMOVE EXCESSIVE STORAGE, COMBUSTIBLES, CLUTTER AND RUBBISH AROUND ELECTRICAL PANEL.**
4. **SPCL 34.14 VENTILATION AND LIGHT IN BATHROOM AND TOILET ROOM.** Windows and mechanical ventilation systems shall be maintained and operable per manufacturer's recommendations. Bathrooms shall be vented as required by the building code in accordance with the building code in effect at the time of construction or as altered/modified under an approved building permit. **REPAIR OR REPLACE A BATHROOM FAN.**
5. **SPLC 34.13 EMERGENCY ESCAPE AND RESCUE OPENING:** At least one window or door opening in every room used for sleeping purposes shall be openable from the inside and maintained in a professional state of maintenance and repair. Provide and maintain an approved opening from each sleeping room or area, or discontinue use of area as a sleeping room. This work may require permit(s). Call DSI at (651) 266-8989. **CLEAR ACCESS TO BEDROOM EMERGENCY ESCAPE WINDOWS.**
6. **SPLC 45.03 MECHANICAL CLEARANCE:** Provide 30 inches clearance around all mechanical equipment including the furnace and water heater. **REMOVE EXCESSIVE STORAGE, COMBUSTIBLES, CLUTTER AND RUBBISH AROUND WATER HEATER AND FURNACE.**
7. **SPLC 34.15 SMOKE DETECTOR:** The occupant of a dwelling unit must inform the owner of the dwelling unit of a nonfunctioning smoke detector within 24 hours of discovering that the smoke detector in the dwelling unit is not functioning. Smoke detector may not be tampered with or disabled at any time. **INSTALL AT LEAST ONE SMOKE DETECTOR IN A CENTRALIZED LOCATION ON EVERY FLOOR.**
8. **SPLC 34.15 CARBON MONOXIDE ALARM:** 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 manufacturer's instructions.

9. SPLC 34.08 **SANITATION:** All exterior property areas to be maintained in a clean, safe and sanitary condition, free from accumulation of garbage, mixed municipal solid waste, animal feces or refuse. Immediately remove improperly stored or accumulated refuse including; garbage, rubbish, junk, vehicle parts, wood, metal, recycling materials, household items, building materials, rubble, and/or tires from the property, boulevard, driveway, alley and yard. **REMOVE ALL EXCESSIVE STORAGE AND RUBBISH ON FRONT PORCH.**

Other Violations: These deficiencies must be corrected in order to bring this property into compliance with the Saint Paul Legislative Code.

10. SPLC 34.09 **DOOR(S):** All doors and its hardware shall be in sound condition and fit within its frame. Doors shall be maintained in a professional state of maintenance and repair. Repair or replace the damaged door, hardware, or frame. **REPAIR ALL DEFECTIVE DOORS THROUGHOUT THE INTERIOR OF THE HOME.**
11. SPLC 34.09 **DECK/STAIRWAY:** Repair or replace the unsafe stairways, porch, decks, railings and handrail in a professional state of maintenance and repair. This work may require a permit(s). Call DSI at (651) 266-9090. **INSTALL A HANDRAIL ON THE EXTERIOR STAIRS.**
12. SPLC 34.10 **CABINETS:** All cabinets must be maintained in a sound condition and in a professional state of maintenance and repair. **REPAIR OR REPLACE ALL DEFECTIVE KITCHEN CABINETS.**
13. SPLC 34.12 **SUPPLIED EQUIPMENT:** Repair and maintain all required and supplied equipment in an operative and safe condition to properly and safely perform their intended function in accordance with the provisions of the applicable code. **REPAIR OR REPLACE THE DEFECTIVE THERMOSTAT.**

Authorization to reoccupy this/these dwelling unit(s) will not be given until it is demonstrated that all principal violations have been corrected and that no new conditions exist which could constitute material endangerment or which threaten the peace, health, safety or welfare of the occupants of this building.

All repairs and new installations must be made in accordance with the appropriate codes. Permit information may be obtained from the Building Inspection and Design Section, 375 Jackson Street, Suite 220, (651) 266-8989.

You may file an appeal to this notice by contacting the City Clerk's Office at (651) 266-8585. Any appeal must be made in writing within 10 days of the date of this notice.

It is the responsibility of the property owner to keep all buildings secured and to properly maintain the premises at all times.

If you have any questions concerning this matter, please contact the Inspector, Stephan Suon, at 651-331-8273. To arrange an appointment or request an extension of time to complete repairs, you will need to speak directly to the inspector.

Sincerely,

Stephan Suon
Enforcement Officer

SS

cc: Posted to ENS