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FEB 13 2015



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8585

We need the following to process your appeal:

- ☒ \$25 filing fee (non-refundable) (payable to the City of Saint Paul) (if cash: receipt number Check 4926)
- ☒ 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, Feb. 24, 2015Time 1:30 PM

Location of Hearing:

Room 330 City Hall/Courthouse

Address Being Appealed:

Number & Street: ~~483~~ 784 N. HOLTON ST. City: ST PAUL State: MINN Zip: 55101

Appellant/Applicant: RONALD ELDRED Email ronald.eldred@comcast.net

Phone Numbers: Business NA Residence NA Cell 612-867-2654

Signature: Ronald Eldred Date: 2-9-2015

Name of Owner (if other than Appellant): MARCILAU & SARAH ELDRED

Mailing Address if Not Appellant's: 946 FAIRMOUNT AVE ST PAUL 55105

Phone Numbers: Business _____ Residence _____ Cell 651-222-4929

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/Correction
- ☐ Code Enforcement Correction Notice
- ☐ Vacant Building Registration
- ☐ Other (Fence Variance, Code Compliance, etc.)

WALL IS NOT 3' FROM ELECTRICAL PANELS
(BOTH OLD & NEW)



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

February 9, 2015

MARILOU ELDRED
946 FARIMOUNT AVE
ST PAUL MN 55105-3119

FIRE INSPECTION CORRECTION NOTICE

RE: 784 HOLTON ST
Ref. #120588
Residential Class: C

Dear Property Representative:

Your building was inspected on February 9, 2015 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 February 13, 2015 at 9:30 .

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. Interior - Basement - NEC 110-26 - Provide and maintain a minimum of 36 inches clearance in front of all electrical panels.-
There was a bathroom added to the basement without permits and is located in front of the electric panels.
2. Interior - Basement - SPLC 62.101 - Use of this property does not conform to zoning ordinance. Discontinue unapproved use or call DSI Zoning at (651) 266-8989 to convert to legal use. Discontinue: Use as a tri-plex.-

This is a duplex and cannot have the basement rented to anyone for occupancy or used for sleeping. There is an illegal bedroom, another room used as a eating area, and a new bathroom including shower installed without permits.

3. Interior - Basement - SPLC 34.23, MSFC 110.1 - The basement is condemned as unsafe or dangerous. This occupancy must not be used until re-inspected and approved by this office.-
Immediately discontinue use of the basement as a separate unit and for sleeping purposes.
Immediately remove all bedding and personal belongings from the room used for sleeping.

4. Interior - Basement - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls in an approved manner.

-
Provide approved permits for the framing and walls added in the basement with the new bathroom to meet code.

5. Interior - Basement - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the ceiling in an approved manner.-

Provide approved permits for the framing and sheetrock of the ceiling of the bathroom to meet code.

6. Interior - Basement - NFPA 211,9-2 - Have the chimneys, fireplaces, and vents inspected for soundness, freedom from deposits, and correct clearances. Cleaning, maintenance, and repairs shall be done if indicated by the inspection.-

7. Interior - Basement - SPLC 34.14 (3), MPC 4715.200.T - Provide and maintain a window or approved ventilation system in all bathrooms.-

Provide approved permits for bathroom installed and provide a fan.

8. Interior - Basement - MSFC 1026.1 - Provide and maintain an approved escape window from each sleeping room or area, or discontinue use of area as a sleeping room. This work require permit(s). Call DSI at (651) 266-8989.-

Immediately discontinue use of the basement for sleeping.

9. Interior - Unit 2 - MSFC 1028.3 - Remove the materials that cause an exit obstruction.

Maintain a clear and unobstructed exitway.-

Clear the rear stairs/exit of unit 2.

10. Interior - SPLC 34.14 (2) c - Provide or replace the duplex convenience outlet with ground fault protection within 3 feet of the basin on an adjacent wall in all bathrooms. This work requires a permit(s). Call DSI at (651) 266-9090.-

Provide approved permits for all electrical work completed when adding the basement bathroom to meet code.

11. Interior - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 4715.0200.C - Provide an approved number and type of plumbing fixtures.-

Provide approved permit for all plumbing work including the new bathroom added in the basement to meet code.

12. Interior - SPLC 34.11 (5), 34.34 (2) - Contact a licensed contractor to repair or replace the water heater. This work requires a permit(s). Call DSI at (651) 266-9090.-
The water heaters were installed without permit. Provide an approved permit for the installation of the water heaters and all plumbing to meet code.

13. MSFC 605.1 - Repair or replace damaged electrical appliance wiring. This work may require a permit(s). Call DSI at (651) 266-9090.-

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: (651-266-8585) and must be filed within 10 days of the date of this order.

If you have any questions, email me at: lisa.martin@ci.stpaul.mn.us or call me at 651-266-8988 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,

Lisa Martin
Fire Inspector

Reference Number 120588

TRUTH IN HOUSING

Property Address: 784 Holt St. St. Paul, MN 55104

Rating Key: M = Meets minimum B = Below minimum C = See Comment H = Hazardous Y = Yes N = No NV = Not Visible/Viewed NA = Not Applicable

Item #

Comment

Specify location(s), where necessary

AUG - 2014

BASEMENT/CELLAR

1. Stairs and Handrails B
2. Basement/cellar floor C
3. Foundation H
4. Evidence of dampness or staining Y
5. First floor, floor system B
6. Beams and columns C

ELECTRICAL SERVICE(S) # of Services 2

7. Service size:

Amps: 30 _____ 60 _____ 100 _____ 150 _____ Other 100 & 100

Volts: 115 _____ 115/230 X

BASEMENT or METER LOCATION(S) ONLY:

8. Electrical service installation/grounding M
9. Electrical wiring, outlets, and fixtures H

1. B- Lacks a handrail
2. C-Limited view due to finished portions and storage
3. H- Foam board foundation insulation lacks a fire rated covering.
C- Finished portions not visible.
4. Y- Stains on walls
5. B- Over notched joists below bathroom
6. C- Covered portions not visible
9. H- Ungrounded 3-prong outlet at SE basement room
B- No power at 4 plex outlet in NE corner room
11. B- Corrosion at metal drain pipe below bathroom
12. B- Exterior water faucet lack backflow prevention
14. B- Flex gas connector to 2nd fl water heater
15. H- Split in seam of flue pipe elbow at 1st fl water heater
16. B- Flex drain pipe at laundry tub
17 b. C- Non heating season, not fully evaluated.
17 c. C- Not viewed operating
18 c. C- Not viewed operating

PLUMBING SYSTEM

10. Floor drain(s) (basement) M
11. Waste and vent piping (all floors) B
12. Water piping (all floors) B
13. Gas piping (all floors) M
14. Water heater(s), installation B
15. Water heater(s), venting H
16. Plumbing fixtures (basement) B

HEATING SYSTEM(S) # of 2

17. Heating plant(s): Type: Forced air _____ Fuel: _____ Gas _____
a. Installation and visible condition M
b. Viewed in operation (required in heating season) C
c. Combustion venting C

The Evaluator is NOT required to operate the heating plant(s), except during heating season, between October 15 and April 15.

18. Additional heating unit(s) Type: Forced air _____ Fuel: _____ Gas _____
a. Installation and visible condition M
b. Viewed in operation C
c. Combustion venting C

19. ADDITIONAL COMMENTS (1 through 18) _____

EVALUATOR: John Vruno

DATE: 8/20/2014

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Rev 3/2009

Property Address: 784 Holt St. St. Paul, MN 55104

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Item # Comment

Where there are multiple rooms to a category, the Evaluator must specify the room to which a Comment is related.

KITCHEN

20. Walls and ceiling	M
21. Floor condition and ceiling height	M
22. Evidence of dampness or staining	N
23. Electrical outlets and fixtures	M
24. Plumbing fixtures	B
25. Water flow	M
26. Window size/openable area/mechanical exhaust	M
27. Condition of windows/doors/mech. exhaust	M

LIVING AND DINING ROOM(S)

28. Walls and ceiling	B
29. Floor condition and ceiling height	M
30. Evidence of dampness or staining	Y
31. Electrical outlets and fixtures	M
32. Window size and openable area	M
33. Window and door condition	M

HALLWAYS, STAIRS AND ENTRIES

34. Walls, ceilings, floors	B
35. Evidence of dampness or staining	N
36. Stairs and handrails to upper floors	B
37. Electrical outlets and fixtures	M
38. Window and door condition	M
39. Smoke Alarm/Carbon Monoxide Detector(s)	Y
Properly located	Y
* Hard-Wired (HWSD)	Y

* if N or H in SINGLE FAMILY HOME the SPFire Dept requires HWSD installation

BATHROOM(S)

40. Walls and ceilings	B
41. Floor condition and ceiling height	M
42. Evidence of dampness or staining	N
43. Electrical outlets and fixtures	M
44. Plumbing fixtures	H
45. Water flow	M
46. Window size/openable area/mechanical exhaust	M
47. Condition of windows/doors/mech. exhaust	M

SLEEPING ROOM(S)

48. Walls and ceilings	B
49. Floor condition and ceiling height	M
50. Evidence of dampness or staining	N
51. Electrical outlets and fixtures	M
52. Window size and openable area	M
53. Window and door condition	B

ENCLOSED PORCHES AND OTHER ROOMS

54. Walls, ceiling, and floor condition	M
55. Evidence of dampness or staining	N
56. Electrical outlets and fixtures	B
57. Window and door condition	M

ATTIC SPACE (Visible Areas)

58. Roof boards and rafters	M
59. Evidence of dampness or staining	Y
60. Electrical wiring/outlets/fixtures	M
61. Ventilation	Y

62. ADDITIONAL COMMENTS (20 through 61) M

CO Detector information reported here

EVALUATOR: John Vruno

DATE: 8/20/2014

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Rev 3/2009

24. 1st fl: B- Kitchen sink drain not vented.
 28. 1st fl: B- Peeling paint at front wall Dining Room
 30. 1st fl; Y- Staining at front wall in Dining Room
 34. B- Peeling paint at 1st floor hall to basement
 36. B- Low guardrail at upper level
 39. H- Non functional at both floors
 40. 1st fl: B- Blistering, cracked at ceiling
 44. 2nd fl: H- Toilet fill valve less than one inch above opening of overflow tube.
 1st fl: B- Leak at tub faucet valves
 48. 2nd fl: B- Peeling paint at ceiling
 53. B- Sash cords broken
 56. B- Loose outlet at South wall
 59. Y- Stains on rafters ,boards and chimney
 62. H- Lacks Carbon Monoxide detector within 10 ft. of sleeping rooms.

Property Address: **784 Holt St. St. Paul, MN 55104**

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Item # Comment

EXTERIOR (Visible Areas)

63. Foundation	B
64. Basement/cellar windows	B
65. Drainage (grade)	M
66. Exterior walls	M
67. Doors (frames/storms/screens)	M
68. Windows (frames/storms/screens)	H
69. Open porches, stairways and decks	B
70. Cornice and trim	M
71. Roof structure and covering	C
72. Gutters and downspouts	B
73. Chimneys	C
74. Outlets, fixtures and service entrance	M

GARAGE(S)/ACCESSORY STRUCTURE(S)

75. Roof structure and covering	B
76. Wall structure and covering	B
77. Slab condition	M
78. Garage door(s)	M
79. Garage opener(s) - (see important notice #6)	Y
80. Electrical wiring, outlets and fixtures	M

81. ADDITIONAL COMMENTS (63 through 80)

FIREPLACE/WOODSTOVES

82. Dampers installed in fireplaces	Y
83. Installation	C
84. Condition	C

SUPPLEMENTAL INFORMATION - No determination is made whether items meet minimum standards (Y/N, NA, NV, only)

INSULATION	Y/N	Type	Inches/Depth
85. Attic Insulation	Y	Loose	3-6
86. Foundation Insulation	N		
87. Knee Wall Insulation	NA		
88. Rim Joist Insulation	N		

89. ADDITIONAL COMMENTS (82 through 88)

I hereby certify I prepared this report in compliance with the Saint Paul Evaluator Guidelines and all other applicable policies and procedures of the Truth-in-Sale of Housing Board. I have utilized reasonable and ordinary care and diligence and I have noted all conditions found that do not conform to the minimum standards of maintenance.



Evaluator Signature

(651)641-0641
Phone Number

8/20/2014
Date

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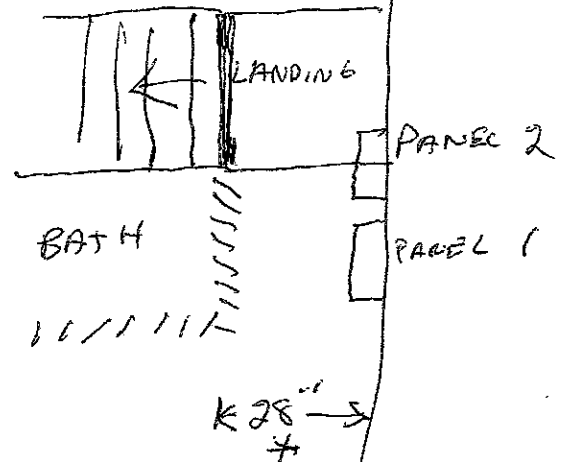
Rev 3/2009

Printed Name: John Bruno

IMPORTANT NOTICES

1. All single family residences in Saint Paul must have at least one smoke detector connected to the electrical system (hard-wired). The detector must be located near sleeping rooms. For more information call Fire Prevention, (651) 266-9090. (Saint Paul Legislative Code, Chapter 58.)
2. Rainleaders connected to the sanitary sewer system must be disconnected. For more information call Public Works, Sewer Utility, (651) 266-6234.
3. A house built before 1978 may have lead paint on/in it. If children ingest lead paint, they can be poisoned. For more information call Ramsey County Public Health, (651) 266-1199.
4. Neither the City of Saint Paul nor the Evaluator is responsible for the determination of the presence of airborne particles such as asbestos, noxious gases such as radon, or other conditions of air quality that may be present, nor the conditions which may cause the above.
5. If this building is used for any purpose other than a single family dwelling, it may be illegally zoned. To help you determine legal uses under the zoning ordinance, contact the Zoning Administrator at (651) 266-9008.
6. An automatic garage door should reverse upon striking an object. If it does not reverse it poses a serious hazard and should be immediately repaired or replaced.

284 W. HOLTON
55104



||||| - New wall

* PANEL 2 WAS LESS
THAN 3 FOOT FROM
THE LANDING & WALL.

NEW WALL IS
EXTENSION OF OLD
WALL.

Foss, Katie (CI-StPaul)

From: Foss, Katie (CI-StPaul)
Sent: Friday, February 13, 2015 11:59 AM
To: 'donald.eldred@comcast.net'
Subject: 784 Holton St. N. - Application for Appeal

Mr. Eldred –

This e-mail serves to notify you that we have received your Application for Appeal of a Fire Inspection Correction Notice at **784 Holton St. N.**, and that a legislative hearing has been scheduled for you to attend to address this matter.

The hearing will take place on **Tuesday, February 24, 2015 at 1:30 p.m., in Room 330 City Hall, at 15 Kellogg Blvd. W., St. Paul, MN 55102.**

Please feel free to contact the Appeals Line with any questions, at (651) 266-8585.

Thank you.

Katie Foss
Receptionist
City Council Offices
310 City Hall
15 West Kellogg Blvd.
St. Paul, MN 55102-1615
(651) 266-8560