



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

310 City Hall, 15 W. Kellogg Blvd.
Saint Paul, Minnesota 55102
Telephone: (651) 266-8585

RECEIVED
AUG 12 2016
CITY CLERK

We need the following to process your appeal:

- \$25 filing fee (non-refundable) (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>August 23</u>
Time <u>2:30 p.m.</u>
Location of Hearing: <u>Room 330 City Hall/Courthouse</u>

Address Being Appealed:

Number & Street: 162 George Street W City: St. Paul State: MN Zip: 55107

Appellant/Applicant: Malcolm Terry & Brooke Nelson Email mterry@bernicklifson.com

Phone Numbers: Business 763-546-1200 Residence _____ Cell _____

Signature: Brooke Nelson Date: 8/12/16

Name of Owner (if other than Appellant): George Street Partners/Clinton T. Blaiser
1926 Stryker Ave., West St. Paul, MN 55118

Mailing Address if Not Appellant's: Bernick Lifson, P.A., 5500 Wayzata Blvd., Ste. 1200,
Minneapolis, MN 55416

Phone Numbers: Business 952-851-3794 Residence _____ Cell _____

What Is Being Appealed and Why? *Attachments Are Acceptable*

- Vacate Order/Condemnation/
- Revocation of Fire C of O Please see attached.
- Summary/Vehicle Abatement _____
- Fire C of O Deficiency List/Correction _____
- Code Enforcement Correction Notice _____
- Vacant Building Registration _____
- Other (Fence Variance, Code Compliance, etc.) _____

Application for Appeal, page 2.

On behalf of our client George Street Partners, we appeal the August 3, 2016 Vacant Building Registration Notice for the premises located at 162 George Street W, St. Paul. A vacant building designation is not appropriate for the premises. Owner have been trying to comply with generalized repair requests but when they think they have, they are told their efforts are not sufficient.

Attached to this Application for Appeal, please find:

August 3, 2016 Vacant Building Registration Notice

July 8, 2016 Correction Notice – Complaint Inspection

July 8, 2016 Revocation of Fire Certificate of Occupancy and Order to Vacate

May 27, 2016 Correspondence from George Niemeyer

November 20, 2015 Correspondence from George Niemeyer

July 30, 2015 Fire Safety Inspection Appointment

July 9, 2015 Correction Notice – Complaint Inspection

June 5, 2015 Correction Notice – Complaint Inspection

DEPARTMENT OF SAFETY AND INSPECTIONS

Steve Magner, Manager of Code Enforcement



CITY OF SAINT PAUL

Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-1919
www.stpaul.gov/dsi

August 03, 2016

George Street Partners/Clinton T Blaiser
1926 Stryker Ave
West St Paul MN 55118-4435

VACANT BUILDING REGISTRATION NOTICE

The premises at **162 GEORGE 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 by law to register this building with the Department of Safety and Inspections, Vacant Building 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 **\$2,085.00**. 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 September 03, 2016.

Do Not Mail Cash

If you wish to pay in person, you may do so from 8:00am to 4:00pm 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 City Clerk's Office by calling (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 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 Office 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 District Inspector, Mike Kalis, at 651- 266- 1929.

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

Steve Magner
Vacant Buildings Program Manager

Enclosures: Regulations Requirements Information
Vacant Building Registration Form

SM: mk
vb_registration_notice 11/14

City of Saint Paul
 Department of Safety and Inspections
VACANT BUILDING REGISTRATION FORM

Date: _____

Address of Property: _____

Planned disposition of this building (please check one):

I plan to rehabilitate this structure commencing (date): _____

I plan to demolish (wreck and remove) this building by (date): _____

I am willing to authorize the City of Saint Paul to demolish and remove this building(s).

This building is **vacant as a result of fire damage**. The fire occurred on (date) _____.

I, as the property owner, want to claim registration and fee exemption status for ninety (90) days from the date of the fire. I intend to repair and reoccupy the building.

Other: _____

Responsible Party: Persons/organizations who will ensure compliance with the ordinance:

NAME	ADDRESS	PRIMARY PHONE	ALTERNATE PHONE

Persons, lien holders, mortgagees, mortgagors and other interested parties known to me:

NAME	ADDRESS	PRIMARY PHONE	ALTERNATE PHONE

All persons listed here will receive letters for the annual fee renewal. *Also use this form to de-register your interest.*

<p>_____ Print Your Name (legibly)</p> <p>_____ Signature Date of Birth</p> <p>_____ Address</p> <p>_____ City State Zip</p> <p>_____ main contact telephone alternate phone</p> <p>_____ Email address (print legibly)</p>	<p>\$2,085 Registration Fee</p> <p>INSTRUCTIONS:</p> <p><i>Complete and return this form. Include the \$2,085.00 registration fee, ONLY if it is now due. For questions, call 651-266-8989.</i></p> <p><i>Make checks payable to: City of Saint Paul</i></p> <p><i>Make Payment at, or mail payment to:</i></p> <p style="text-align: center;">City of Saint Paul Department of Safety and Inspections Code Enforcement – Vacant Buildings 375 Jackson Street, Suite 220 St. Paul, MN 55101-1806</p> <p><i>Credit Card payment accepted in person, or by FAX, only. Fax to: 651-266-9124</i></p> <p style="text-align: center;">Thank you for your cooperation</p>
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City of Saint Paul
Department of Safety and Inspections
Vacant Buildings Program
Requirements, Regulations and Information

The Council of the City of Saint Paul has adopted ordinances regulating vacant and unoccupied structures.

You must register this building with St. Paul Department of Safety and Inspections, Vacant/Nuisance Buildings Code Enforcement Unit if the building is unoccupied and:

1. Unsecured, or
2. Secured by other than normal means (boarded), or
3. A dangerous structure, or
4. Condemned as uninhabitable, or
5. Condemned or Vacated by Fire Marshal Certificate of Occupancy Program, or
6. Has multiple housing or Building Code violations, or
7. Is condemned and illegally occupied, or
8. Has been unoccupied for a period of time longer than one year during which time the Enforcement Officer has issued an order to correct nuisance conditions.

Registration Requirements

1. Submit the enclosed Vacant Building Registration Form within 30 days, describing plans for rehabilitating and reoccupying or demolishing the building.
2. Disclose all pertinent ownership information.
3. Disclose all pertinent lien-holders.
4. Disclose any current Truth-in-Sale of Housing Disclosure Reports.
5. Pay the \$2,0285.00 annual Vacant Building Registration fee within 30 days of receiving this letter. **If the registration fee is not received within 45 days of the due date 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.**

NOTE: If the building is vacant due to a fire, you may have a 90 day exemption from the registration fee. You must still submit the enclosed Vacant Building Registration Form within 30 days informing us of your plans for the building to qualify for this exemption. At the end of 90 days your rehabilitation must be complete OR you must pay the \$2,085.00 registration fee.

6. Provide unencumbered access to all portions of the premises of the buildings to permit the Enforcement Officer to make a complete inspection.

Owners, agents, assignees and all responsible parties are required to comply with the following requirements of the Saint Paul Legislative Code:

1. Keep all buildings secure.
2. Keep all porches, stairs, and exterior premises free of refuse, junk and debris.
3. Cut grass and weeds.
4. Remove snow and ice from sidewalks.

Sale Requirements – Contact the Vacant Buildings section, 651-266-8989, for full details.

There is a fee of \$283.00 for the Sale Review Process.

VB1 – Current registration and fees; notify the City; restore utilities.

VB2 – No sale without City approval. Requirements include: current registration and fee payments, code compliance report, cost estimate for all repairs, a schedule for completion of the repairs, and proof of financial capability to complete all repairs.

VB3 – No sale without a Certificate of Code Compliance or Certificate of Occupancy.



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220 Telephone: 651-266-8989
Saint Paul, MN 55101-1806 Fax: 651-266-8951

July 8, 2016

LEXINGTON HILLS
360 LEXINGTON PKWY S.
ST PAUL MN 55105

~~CORRECTION NOTICE - COMPLAINT INSPECTION~~

RE: 162 GEORGE ST W
Ref. # 13198

Dear Property Representative:

An inspection was made of your building on July 8, 2016 in response to a referral. You are hereby notified that the following deficiency list must be corrected immediately. **A re-inspection will be made on August 1, 2016 at 1:00 pm.**

Failure to comply may result in a criminal citation or revocation of the Certificate of Occupancy. The Saint Paul Legislative Code requires that no building shall be occupied without a Certificate of Occupancy. The code also provides for the assessment of additional re-inspection fees.

DEFICIENCY LIST

1. #2 - Bathroom by toilet - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls in an approved manner.
2. #2 - Dining room above window - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls in an approved manner.
3. #2 - Living room - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the ceiling in an approved manner.-
4. #2 - Pantry - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls and ceiling in an approved manner.

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 the original orders.

If you have any questions, email me at: george.niemeyer@ci.stpaul.mn.us or call me at 651-266-8991 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,

George Niemeyer
Fire Inspector

Ref. # 13198



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

July 8, 2016

LEXINGTON HILLS
360 LEXINGTON PKWY S.
ST PAUL MN 55105

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 162 GEORGE ST W
Ref. # 13198

Dear Property Representative:

Your building was inspected on July 8, 2016, 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. Re-inspection will be made on August 1, 2016 at 1:00 pm 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. #2 - Bathroom by toilet - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls in an approved manner.
2. #2 - Dining room above window - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls in an approved manner.
3. #2 - Living room - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the ceiling in an approved manner.-
4. #2 - Pantry - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls and ceiling in an approved manner.
5. #5 - Porch - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the ceiling in an approved manner.-

An Equal Opportunity Employer

6. Roof - SPLC 34.09 (1) e, 34.32 (1) d - Provide and maintained the roof weather tight and free from defects. -10/20/15 property manager let inspector know during inspection that the roof had been leaking, but stated that they had someone go up and "seal it up". There are still missing, and broken shingles on the roof.

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: george.niemeyer@ci.stpaul.mn.us or call me at 651-266-8991 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

George Niemeyer
Fire Inspector

Ref. # 13198



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

May 27, 2016

LEXINGTON HILLS
360 LEXINGTON PKWY S.
ST PAUL MN 55105

RE: RE-INSPECTION FIRE CERTIFICATE OF OCCUPANCY WITH DEFICIENCIES
162 GEORGE ST W

Dear Property Representative:

Your building was re-inspected for the Fire Certificate of Occupancy on November 20, 2015. Approval for occupancy will be granted upon compliance with the following deficiency list. The items on the list must be corrected immediately. **A re-inspection will be made on July 7, 2016 at after 10:00 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 be occupied without a Fire Certificate of Occupancy. The code also provides for the assessment of additional re-inspection fees.

DEFICIENCY LIST

1. Roof - SPLC 34.09 (1) e, 34.32 (1) d - Provide and maintained the roof weather tight and free from defects.-10/20/15 property manager let inspector know during inspection that the roof had been leaking, but stated that they had someone go up and "seal it up". There are still missing, and broken shingles on the roof.

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 the original orders.

If you have any questions, email me at george.niemeyer@ci.stpaul.mn.us or call me at 651-266-8991 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,

George Niemeyer
Fire Inspector
Ref. # 13198

An Equal Opportunity Employer



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

November 20, 2015

LEXINGTON HILLS
360 LEXINGTON PKWY S.
ST PAUL MN 55105

RE: RE-INSPECTION FIRE CERTIFICATE OF OCCUPANCY WITH DEFICIENCIES
162 GEORGE ST W

Ref. # 13198

Dear Property Representative:

Your building was re-inspected for the Fire Certificate of Occupancy on November 19, 2015. Approval for occupancy will be granted upon compliance with the following deficiency list. The items on the list must be corrected immediately. A re-inspection will be made on December 22, 2015 at 10:30 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 be occupied without a Fire Certificate of Occupancy. The code also provides for the assessment of additional re-inspection fees.

DEFICIENCY LIST

1. #1 - Living room - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the ceiling in an approved manner.-The ceiling in the living room was added to the orders on 10/8/15 from a complaint inspection.
2. #4 - Screen door - Ext. Door SPLC 34.09 (3), 34.33 (3) - Repair and maintain the door in good condition.-The screen door handle was loose.
3. Interior - Door to second floor - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window glass.-
4. Roof - SPLC 34.09 (1) e, 34.32 (1) d - Provide and maintained the roof weather tight and free from defects.-10/20/15 property manager let inspector know during inspection that the roof had been leaking, but stated that they had someone go up and "seal it up". There are still missing, and broken shingles on the roof.

An Equal Opportunity Employer

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 the original orders.

If you have any questions, email me at george.niemeyer@ci.stpaul.mn.us or call me at 651-266-8991 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,

George Niemeyer
Fire Inspector
Ref. # 13198

An Equal Opportunity Employer

DEPARTMENT OF SAFETY AND INSPECTIONS
Fire Inspection Division

Ricardo X. Cervantes, Director

375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806

Telephone: 651-266-8989
Fax: 651-266-8951



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

July 30, 2015

Lexington Hills
360 Lexington Pkwy S.
St Paul Mn 55105

Fire Safety Inspection Appointment

Dear Property Owner:

We have scheduled an inspection of your property. The details of the inspection are listed below.

Address:	162 George St W	Units:	5
Date:	August 12, 2015	Time:	9:30 am
Inspector:	George Niemeyer	Phone:	651-266-8991
		Email:	george.niemeyer@ci.stpaul.mn.us

Action Required By You:

You or someone representing you must report to the front of the building to accompany the inspector throughout the building, including each rental unit, where applicable. Please have keys available to all units and common areas. The owner of a building is responsible for notifying the tenants that an inspection will be done at least 24 hours before the inspection.

If you no longer own or manage this building, contact George Niemeyer at 651-266-8991 immediately.

Additional Action Required For Housing

You must complete a **Smoke and Carbon Monoxide Detector Affidavit** prior to the inspection.

Contact a licensed heating or plumbing contractor to conduct a **Heating System Safety Test** that includes a carbon monoxide reading. Submit a completed copy of the report to be approved by this office.

The success of your initial inspection determines what happens next in the inspection cycle. Routine self-inspections before our visit can help you get the best grade possible.

About the Inspection

Forms, fee schedules, a pre-inspection checklist and other inspection handouts and information are available on our website at: <http://www.stpaul.gov/cofo>. Thank you for your co-operation.

Saint Paul Legislative Code authorizes this inspection and the collection of inspection fees. It is a criminal misdemeanor violation to not appear for this appointment without rescheduling with the inspector. In addition, a **No Entry Fee of \$70.00** may be assessed to your Renewal Fee if you need to re-schedule the appointment but fail to notify the inspector in writing by 8:00 a.m. on the date of the inspection.



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220 Telephone: 651-266-8989
Saint Paul, MN 55101-1806 Fax: 651-266-8951

July 9, 2015

LEXINGTON HILLS
360 LEXINGTON PKWY S.
ST PAUL MN 55105

CORRECTION NOTICE - COMPLAINT INSPECTION

RE: 162 GEORGE ST W Ref. # 13198

Dear Property Representative:

An inspection was made of your building on July 8, 2015 in response to a referral. You are hereby notified that the following deficiency list must be corrected immediately. **A re-inspection will be made on July 30, 2015 at 9:30 am.**

Failure to comply may result in a criminal citation or revocation of the Certificate of Occupancy. The Saint Paul Legislative Code requires that no building shall be occupied without a Certificate of Occupancy. The code also provides for the assessment of additional re-inspection fees.

DEFICIENCY LIST

1. #1 - South west bedroom - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the floor in an approved manner.-Flooring under the carpet was wet, and discolored.
2. #1 - South west bedroom - SPLC 34.10 (7), 34.33 (6) - Repair or replace and maintain the woodwork in an approved manner.-There is a section of baseboard trim that is wet, and discolored.
3. Roof - SPLC 34.09 (1) e, 34.32 (1) d - Provide and maintained the roof weather tight and free from defects.-

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 the original orders.

If you have any questions, email me at: george.niemeyer@ci.stpaul.mn.us or call me at 651-266-8991 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,

George Niemeyer
Fire Inspector

Ref. # 13198



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806

Telephone: 651-266-8989
Fax: 651-266-8951

July 9, 2015

Lexington Hills
360 Lexington Pkwy S.
St Paul Mn 55105

Fire Safety Inspection Appointment

Dear Property Owner:

We have scheduled an inspection of your property. The details of the inspection are listed below.

Address:	162 George St W	Units:	5
Date:	July 30, 2015	Time:	9:30 am
Inspector:	George Niemeyer	Phone:	651-266-8991
		Email:	george.niemeyer@ci.stpaul.mn.us

Action Required By You:

You or someone representing you must report to the front of the building to accompany the inspector throughout the building, including each rental unit, where applicable. Please have keys available to all units and common areas. The owner of a building is responsible for notifying the tenants that an inspection will be done at least 24 hours before the inspection.

If you no longer own or manage this building, contact George Niemeyer at 651-266-8991 immediately.

Additional Action Required For Housing

You must complete a **Smoke and Carbon Monoxide Detector Affidavit** prior to the inspection.

Contact a licensed heating or plumbing contractor to conduct a **Heating System Safety Test** that includes a carbon monoxide reading. Submit a completed copy of the report to be approved by this office.

The success of your initial inspection determines what happens next in the inspection cycle. Routine self-inspections before our visit can help you get the best grade possible.

About the Inspection

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Saint Paul Legislative Code authorizes this inspection and the collection of inspection fees. It is a criminal misdemeanor violation to not appear for this appointment without rescheduling with the inspector. In addition, a **No Entry Fee of \$70.00** may be assessed to your **Renewal Fee** if you need to re-schedule the appointment but fail to notify the inspector in writing by 8:00 a.m. on the date of the inspection.



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220 Telephone: 651-266-8989
Saint Paul, MN 55101-1806 Fax: 651-266-8951

June 5, 2015

LEXINGTON HILLS
360 LEXINGTON PKWY S.
ST PAUL MN 55105

CORRECTION NOTICE - COMPLAINT INSPECTION

RE: 162 GEORGE ST W
Ref. # 13198

Dear Property Representative:

An inspection was made of your building on June 3, 2015 in response to a referral. You are hereby notified that the following deficiency list must be corrected immediately. **A reinspection will be made on July 6, 2015 at 2:00pm.**

Failure to comply may result in a criminal citation or revocation of the Certificate of Occupancy. The Saint Paul Legislative Code requires that no building shall be occupied without a Certificate of Occupancy. The code also provides for the assessment of additional reinspection fees.

DEFICIENCY LIST

1. #2 - Bathroom - Door SPLC 34.09 (3), 34.33 (3) - Repair and maintain the door in good condition.-The hinges for the bathroom door are loose.
2. #2 - Bathroom - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window sash.-When the window is unlocked the top sash falls down and is no longer protected by a screen.
3. #2 - Kitchen - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the ceiling in an approved manner.-Repair bubbling paint on kitchen ceiling.

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 the original orders.

If you have any questions, email me at: george.niemeyer@ci.stpaul.mn.us or call me at 651-266-8991 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,

George Niemeyer
Fire Inspector
Ref. # 13198

Ref. # 13198