



# 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

JAN 15 2014

CITY CLERK

We need the following to process your appeal:

- \$25 filing fee payable to the City of Saint Paul (if cash: receipt number 465233)
  - 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, January 21, 2014  
 Time 11:30 a.m.  
 Location of Hearing:  
 Room 330 City Hall/Courthouse

### Address Being Appealed:

Number & Street: 96 Manitoba City: St. Paul State: \_\_\_\_\_ Zip: \_\_\_\_\_

Appellant/Applicant: Robert Rani Email rrani@rani.com

Phone Numbers: Business \_\_\_\_\_ Residence \_\_\_\_\_ Cell 651-208-6828

Signature: Robert Rani Date: 1/15/14

Name of Owner (if other than Appellant): same

Mailing Address if Not Appellant's: \_\_\_\_\_

Phone Numbers: Business \_\_\_\_\_ Residence \_\_\_\_\_ Cell 651-208-6828

### 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
- Code Enforcement Correction Notice
- Vacant Building Registration
- Other

I am requesting partial occupancy for unit 2.  
New Furnace was put in.  
Clutter all removed  
Water service restored.  
Smoke/Carbon Monoxide installed



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](http://www.stpaul.gov/dsi)

January 8, 2014  
ROBERT G RANI  
ANTOINE G IRANI  
172 RED OAKS DR  
VADNAIS HEIGHTS MN 55127-6128

## NOTICE OF CONDEMNATION UNFIT FOR HUMAN HABITATION ORDER TO VACATE

RE: 96 MANITOBA AVE  
Ref. # 119762

Dear Property Representative:

Your building was inspected on January 7, 2014.

The building was found to be unsafe, unfit for human habitation, a public nuisance, a hazard to the public welfare or otherwise dangerous to human life. A Condemnation Placard has been posted on the building.

The following deficiency list must be completed or the building vacated by the re-inspection date.

**CONDEMNATION OF THE BUILDING REVOKES THE CERTIFICATE OF OCCUPANCY.**

Failure to complete the corrections may result in a criminal citation. The Saint Paul Legislative Code requires that no building be occupied without a Fire Certificate of Occupancy.

### DEFICIENCY LIST

1. Unit 1 - SPLC 34.23, MSFC 110.1 - This occupancy is condemned as unfit for human habitation. This occupancy must not be used until re-inspected and approved by this office.  
-Lack of basic facilities. (Water/Heat)

2. Unit 1 - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls in an approved manner.
3. Unit 1 - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the ceiling in an approved manner.
4. Unit 1 - SPLC 34.11 (6) - Provide and maintain a minimum of 68 degrees F in all habitable rooms at all times.
5. Unit 2 - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls in an approved manner.  
-Throughout
6. Unit 2 - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the ceiling in an approved manner.
7. Basement - MN Stat 299F.18 - Immediately remove and discontinue excessive accumulation of combustible materials.  
-Reduce clutter by 75 %.
8. Basement - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 4715.0200.C - Provide an approved number and type of plumbing fixtures.  
-Numerous broken water lines due to the frozen pipes.
9. Basement - SPLC 34.11(4), 34.34(1) SPC 4715.0200A - Provide an adequate water supply to all water closets, sinks, showers and tubs.  
-Water was shut off to the property due to the pipes freezing.
10. Basement - MSFC 1003.3.1.8 - Remove unapproved locks from the unit doors. The door must be openable from the inside without the use of keys or special knowledge or effort.  
-Remove chain lock from the basement door.
11. Furnace - MN Rules 1300.0180 - Immediately discontinue use of unsafe heating appliance until repaired or replaced by a licensed contractor. This work may require a permit(s). Call DSI at (651) 266-9090. Red tags may not be removed except by fire department inspector.  
-Furnace was condemned by Standard Heating
12. Unit 1 - Side Storm door - MSFC 1028.3 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exitway.  
-Screen door blocked by ice.
13. Unit 1 - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window frame.  
-Window in the bedroom is stuck in the open position.
14. Unit 1 - SPLC 34.23, MSFC 110.1 - This occupancy is condemned as unsafe or dangerous. This occupancy must not be used until re-inspected and approved by this office.

-Using open flame propane heater for the interior of the property.

15. Unit 1 - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.  
-There was not a working smoke detector in the unit.
16. Unit 1 - MN State Statute 299F.50 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 manufacturers instructions.
17. Unit 2 - MSFC 1028.3 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exitway.  
-Remove shoes and all materials to allow full function of the entry way door at the top of the stairs.
18. Unit 2 - MN Stat 299F.18 - Immediately remove and discontinue excessive accumulation of combustible materials.  
-Reduce clutter by 25%
19. Unit 2 - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.  
-Smoke detectors were chirping.
20. Unit 2 - MN State Statute 299F.50 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 manufacturers instructions.
21. Unit 2 - SPLC 34.23, MSFC 110.1 - This occupancy is condemned as unfit for human habitation. This occupancy must not be used until re-inspected and approved by this office.  
-Lack of basic facilities. (Water and Heat)
22. SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window glass.  
-Numerous broken window panes throughout.
23. SPLC 34.11 (6), 34.34 (3) - Provide service of heating facility by a licensed contractor which must include a carbon monoxide test. Submit a completed copy of the Saint Paul Fire Marshal's Existing Fuel Burning Equipment Safety Test Report to this office.
24. SPLC 39.02(c) - Complete and sign the smoke detector affidavit and return it to this office.

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: [brian.tonnancour@ci.stpaul.mn.us](mailto:brian.tonnancour@ci.stpaul.mn.us) or call me at 651-266-8955 between 7:30 - 9:00 a.m. Please help make Saint Paul a safer place in which to live and work.

Sincerely,

Brian Tonnancour  
Fire Inspector  
Ref. # 119762

cc: Housing Resource Center  
Force Unit