



# APPLICATION FOR APPEAL

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SEP 22 2011

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, 9-27-11

Time 11:00 a.m.

Location of Hearing:

Room 330 City Hall/Courthouse

## Address Being Appealed:

Number & Street: 633 PALACE AVE City: ST PAUL State: MN Zip: 55102

Appellant/Applicant: Ronald Staeheli Email AMERCENTRALINSPE@AOL.COM

Phone Numbers: Business 651-293-0100 Residence 612-865-2004 Cell \_\_\_\_\_

Signature: [Signature] Date: \_\_\_\_\_

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

Tenants are denying access to building.  
 Completing 30 items in 30 hours is unreasonable, many items passed inspection up to 9 times in current condition. Basically calling for a code compliance, ~~was~~ There is no explanation of what is unsafe or dangerous on the furnace, water heater venting passed a correction order 2 yrs ago in current condition.  
 calls are vague and do not reflect violations of code. upper unit shares no air with basement, could not be included in condemnation.

Revised 3/7/2011



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)

September 22, 2011

RONALD STAEHELI  
4300 BLACKHAWK ROAD  
EAGAN MN 55122

**NOTICE OF CONDEMNATION  
UNSAFE/DANGEROUS FOR HUMAN HABITATION  
ORDER TO VACATE**

RE: 633 PALACE AVE  
Ref. # 106381

Dear Property Representative:

Your building was inspected on September 21, 2011.

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.

**A reinspection will be made on September 23, 2011 at 2:00 PM.**

**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. Basement - and 2nd Floor Porch - MFGC 415.1 - Install proper hangers and support for the gas piping in compliance with the mechanical code.
2. Basement - SPLC 34.10 (1) - Abate and maintain the basement reasonably free from dampness and free of mold and mildew.

3. Basement - MN Rules 1300.0180 - Immediately discontinue use of unsafe heating appliance until repaired or replaced by a licensed contractor. This work will require a permit(s). Call DSI at (651) 266-9090. Red tags may not be removed except by fire department inspector.-The furnace is being improperly installed without a permit. The red tag was illegally removed on 9/20/11. Contact a licensed contractor to properly install the new furnace and obtain approval under permit.
4. Basement - MFGC 501.2 - Provide, repair or replace the fuel equipment vent to develop a positive flow adequate to convey all products of combustion to the outside. This work will require a permit(s). Call DSI at (651) 266-9090.-The water heater vent is open as a result of the improper furnace installation.
5. Basement - SPLC 34.10 (2), 34.33 - Repair and maintain the damaged structural member. This repair may require a building permit, call DSI at (651) 266-9090.-The structural posts have been damaged by moisture.
6. Basement - SPLC 34.09 (1) a, 34.32 (1) a - Provide and maintain foundation elements to adequately support this building at all points. This work may require a permit(s). Contact DSI at 651-266-8989.-There is damage to the foundation.
7. Basement - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.
8. Basement - SPLC 34.11 (4), 34.34 (1), MPC 4715.0200 - Repair and maintain the plumbing system. This work will require a permit. Contact DSI at 651-266-8989. Plumbing has been improperly installed.-Properly install plumbing to code, including the drainage system. All new plumbing must be installed under permit. Obtain approval under permit.
9. Front Entry - SPLC 34.09 (2), 34.32(2) - Repair or replace the unsafe stairways, porch, decks or railings in an approved manner. This work will require a permit(s). Call DSI at (651) 266-9090.-The decking is improperly supported.
10. Front Entry - MSFC 605.1 - Remove unapproved exposed wiring and install in accordance with the electrical code. This work will require a permit(s). Call DSI at (651) 266-9090.-The wire that serves the exterior light switch is improperly installed and runs along the floor across the bottom of the stairwell.
11. Front Entry - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work will require a permit(s). Call DSI at (651) 266-9090.-Relocate damaged and improperly installed light switch.
12. **Improperly installed furnace - 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.**
13. Interior - Units - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.

14. Interior - SPLC 34.10 (6), 34.33 (5) - Exterminate and control insects, rodents or other pests. Provide documentation of extermination.-There is mice feces throughout the lower unit.
15. Lower Unit - Kitchen - 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 drain in an approved manner.
16. Lower Unit - Kitchen - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-9090.-Properly install outlet under the kitchen sink.
17. Lower Unit - Kitchen - SPLC 34.09 (1) e, 34.32 (1) d - Provide and maintain the roof weather tight and free from defects.-There is evidence of a roof leak near where the rear addition was built.
18. Lower Unit - Laundry Room - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work will require a permit(s). Call DSI at (651) 266-9090.-Repair damaged outlets in an approved manner.
19. Lower Unit - Laundry Room - MSFC 605.1 - Remove unapproved exposed wiring and install in accordance with the electrical code. This work will require a permit(s). Call DSI at (651) 266-9090.-There is exposed wiring near the ceiling going into and coming out of a junction box.
20. Lower Unit - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the floor in an approved manner.-Repair damaged and rotted floor in an approved manner under the kitchen sink.
21. Lower Unit - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.-On the 24 hour re-inspection, the smoke detector had been replaced.
22. Lower Unit - 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.-On the 24 hour re-inspection, the Carbon Monoxide detector had been replaced.
23. Lower Unit - SPLC 34.11 (6) - Provide and maintain a minimum of 68 degrees F in all habitable rooms at all times.-The furnace has been shut off.
24. Lower Unit - MSFC 605.1 - Remove unapproved wiring and install in accordance with the electrical code. This work will require a permit(s). Call DSI at (651) 266-9090. There is a 60 amp breaker in the electrical panel labeled as serving the stove.-Contact a licensed electrician to properly install wiring and overcurrent devices to code.
25. Upper Unit - Rear Porch - SPLC 34.10 (5), 34.33 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.-Animal feces.