

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
NOV 30 2017
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>December 12</u>
Time <u>11:30 a.m.</u>
Location of Hearing: <u>Room 330 City Hall/Courthouse</u>

Address Being Appealed:

Number & Street: 1464 Minnehaha Ave W City: St. Paul State: MN Zip: 55104

Appellant/Applicant: Ryan Kemperich Email: RMKEMP@Live.com

Phone Numbers: Business _____ Residence _____ Cell 612-986-1896

Signature: _____ Date: 11/30/17

Name of Owner (if other than Appellant): _____

Mailing 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 We need more time to fix items
- Summary/Vehicle Abatement We need more time for my roommates to vacate
- Fire C of O Deficiency List/Correction vacate
- Code Enforcement Correction Notice Zoning needs more time to rezone to duplex
- Vacant Building Registration
- Other (fence Variance, Code Compliance, etc.)



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 27, 2017

Ryan Kempenich
1464 Minnehaha Ave West
St. Paul, MN 55104-1950

NOTICE OF CONDEMNATION UNFIT FOR HUMAN HABITATION ORDER TO VACATE

RE: 1464 MINNEHAHA AVE W
Ref. #

Dear Property Representative:

Your building was inspected on November 22, 2017.

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 re-inspection will be made on December 11, 2017 at 3:00 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. 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. Building has been condemned for multiple code violations including; use as an illegal rooming and boarding house, attic unit illegally constructed without permit, basement in use as a sleeping area without necessary egress.

An Equal Opportunity Employer

2. Interior - Dwelling - 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.
Per Zoning Enforcement Notice dated June 29, 2015:
In order to bring the property into zoning compliance you must: Remove the illegal dwelling units and operate the property as a single family dwelling with no more than a total of four (4) unrelated adults. All applicable building permits must be obtained prior to conducting the required work. The sinks, cabinets, and appliances must be removed from all the additional units. The utilities (gas, water, 220v electric) in the rooms with the additional kitchens must be capped at the source. The property could be used as a duplex but will require a variance from the Board of Zoning Appeals due to the proximity to the lot line. There is an application to be submitted, a filing fee, site and floor plans are required. In addition, construction plans and permits will be required for all the work to be completed as a duplex.
3. 1aInterior - Dwelling - MSBC 1300.022 Subp. 3 - The occupancy group or use division of this building has been changed from that previously approved.
Discontinue the unapproved occupancy or use, or contact the Building Official at 651-266-8989 with your code analysis and to comply with requirements for approved occupancy. Property sold in 2011 as single family home with unfinished attic.
4. Exterior - Gas Heater in Garage - SPLC 34.12 (2), SPLC 34.36 (1) - 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.-
Property owner stated heater no longer works. Repair the heater to work or remove from garage with appropriate disconnection of gas lines.
5. Exterior - West Side Porch and Attic Apartment - SPLC 34.09 (3), 34.33(2) - Repair or replace the damaged guardrail in an approved manner. This work may require a permit(s). Call DSI at (651) 266-8989.-
Missing and broken guardrails on porch.
Missing guardrail at attic stairway to second level.
6. Exterior - Window Opening to West Porch - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window glass.-
Door to west side porch, opens into window and window glass/frame are broke out of window.
7. Exterior - Outside the Dwelling - SPLC 34.08 (6) - Remove the accumulation of exterior storage that creates a nuisance or harbors rodents.-Exterior excessive storage material including abandon vending machine, construction debris.
8. Exterior/Interior - MSFC 603.6 - 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.-

9. Interior - Attic Stairwell - SPLC 34.10 (3) 34.34(2) - Provide an approved guardrail. Intermediate balustrade must not be more than 6 inches apart. Intermediate rails must be provided if the height of the platform is more than 30 inches.-
10. Interior - Basement Clothes Dryer vent - MMC 504.6 - Provide, repair or replace the dryer exhaust duct. Exhaust ducts for domestic clothes dryers shall be constructed of metal and shall have a smooth interior finish. The exhaust duct shall be a minimum nominal size of four inches (102 mm) in diameter and installed in accordance with the mechanical code. This work requires a licensed contractor to obtain a permit(s) for the installation and contacting city inspection staff for an appointment to review the work and finalize the permit. Call DSI at (651) 266-8989.-
11. Interior - Basement Stairs - SPLC 34.10 (3), 34.34(2) - Provide an approved handrail. The top of the handrail must be between 34 and 38 inches above the treads and run the entire length of the stair.-Provide handrail for basement stair case.
12. Interior - Bathrooms - SPLC 34.14 (3), MPC 4714.01 (T) - Provide and maintain a window or approved ventilation system in all bathrooms.-
No openable window or exhaust fan duct to the exterior of the dwelling at basement bath, second floor bath.
13. Interior - Ceiling Lighting - MSFC 605.6 - Provide all electrical splices within junction boxes.-
Light fixtures hanging from wires in ceiling, no visible junction box, wires and wirenuts exposed.
14. Interior - Check All - NEC 410-8 (b) (1) Provide for the incandescent fixtures in closets to have a completely enclosed lamp.-
15. Interior - Check Throughout - SPLC 34.11 (1), MSBC 2902.1, SPLC 34.35 (1), MPC 301.1 - Repair or replace and maintain all parts of the plumbing system to an operational condition.-
Secure toilets throughout dwelling.
Basement laundry sink faucet leak.
16. Interior - Dwelling and Accessory Structures - SPLC 34.24, MSFC 110.1 - This occupancy is condemned as unsafe for human habitation. This occupancy must not be used until re-inspected and approved by this office.-
17. Interior - Furnace testing - SPLC 34.11 (6), 34.35 (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.-

18. Interior - Main Floor - MSFC 803.1 - Wall and/or ceiling finishes exceed the code requirements for flame spread ratings. Remove or provide documentation of flame spread compliance.-
Foam installed on interior of door not approved for installing. Provide documentation that the material has been rated for installation on interior of dwelling or remove from door.
Material installed on walls in carriage house is not fire-rated.
Carpet underlayment between floor joists in basement.
19. Interior - Refrigeration Unit –Second Floor - NEC 440.13 - For cord-connected equipment such as: room air conditioners, household refrigerators and freezers, drinking water coolers, and beverage dispensers, a separable connector or an attachment plug and receptacle shall be permitted to serve as the disconnecting means. The appliance must plug directly into a permanent outlet.-
20. Interior - See Comments - SPLC 34.14 (2), 34.34 (5) - Provide an approved electrical service adequate to meet the building's needs. This work will require a licensed contractor to obtain permit(s) and contact city inspection staff for an appointment to review the installations and finalize the permit. Call DSI at (651) 266-8989.-
Throughout dwelling to finished attic.
Exterior mast location.
21. Interior - See Comments - MPC 312, 313 - Provide approved support for all plumbing piping.-
Multiple water and sewer piping installed in basement without proper supports. Piping is spray painted in many areas, unable to determine dates.
22. Interior - Throughout - MN Stat. 299F.362 - Immediately provide and maintain a hard wired smoke detector located within each unit.-
Leave detector wires visible for re-inspection. Once a unit is hard wired, it has to stay hard wired.
23. Interior - Throughout - 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.-
24. Interior - Throughout - NEC 110-12 - Provide for the electrical equipment to be installed in a neat and worker like manner.-Ceiling lighting observed in main floor dining area without junction box for splices, fixture hanging from wires.
Ceiling lighting in attic apartment bath with unsealed opening to fixture.
Wiring in basement not to electrical code (dated May 19, 2016), no permit associated with material dates.
Subpanel installed, no permit associated with dates.
Wiring bundled together with duct tape (romex, low voltage wire) not secured to structure, installed improperly.
Wiring wrapped around water line in laundry area, not secured to structure, outlet (non GFCI) not secured to structure.

25. Interior - Throughout - MSFC 315.3 - Provide and maintain orderly storage of materials.-
Excess material located on 1st floor living room, hall way, and garage stairway.
26. Interior - Throughout - MSFC 605.1- All light fixtures shall be maintained with
protective globes if originally equipped.-Multiple rooms are missing light fixture covers.
27. Interior - Throughout Dwelling - MSFC 605.6 - Provide electrical cover plates to all
outlets, switches and junction boxes where missing.-
Observed in second floor kitchen behind kitchen range.
Observed in garage.
Observed in carriage house.
Observed in basement.
28. Interior - Throughout Dwelling - MSFC 605.1 - Repair or replace damaged electrical
fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.
29. Interior - Throughout Dwelling - MSFC 605.4 - Discontinue use of all multi-plug
adapters.-
Observed in attic apartment.
Second floor apartments.
30. Interior - Throughout Dwelling - MSFC 1030.2 - Remove the materials that cause an exit
obstruction. Maintain a clear and unobstructed exit path..-
South East Main floor bedroom- excess material block emergency window egress.
Second floor unit has screws in window sash openings to prevent opening the window.
31. Interior - Throughout Dwelling - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the
window in good condition.-2nd Floor windows and South 1st Floor window, painted
shut, check all.
32. Interior - Throughout Dwelling - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the
window sash.-2nd Floor bedroom- torn sash cords, check all.
33. Interior - Throughout Dwelling and Garage - MSFC 605.5 - Discontinue use of extension
cords used in lieu of permanent wiring.-
Attic apartment.
Second floor efficiency unit for refrigeration.
Basement crawlspace under porch.
34. Interior - Water Meter - MSFC 605.1 -Provide a grounding jumper around the water
meter.-

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: laura.huseby@ci.stpaul.mn.us or call me at 651-266-8998 between 7:30 - 9:00 a.m. Please help make Saint Paul a safer place in which to live and work.

Sincerely,

Laura Huseby
Fire Inspector
Ref. #

cc: Housing Resource Center
Force Unit



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

November 9, 2017

CORRECTION NOTICE - COMPLAINT INSPECTION

Ryan Kempenich
RE: 1464 MINNEHAHA AVE W
St. Paul, MN 55104-1950
Ref. # 14641

Dear Property Representative:

An inspection was made of your building on November 9, 2017 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 November 22, 2017 at 10:00 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. Interior - Dwelling and Accessory Buildings - SPLC 34.19 - Provide access to the inspector to all areas of the building.-
2. Interior - Throughout - MSFC 901.6 - Have fire extinguisher recharged and tagged.-
3. Interior - Throughout - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.-
4. Interior - Throughout - 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 manufacturer's instructions.-

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: laura.huseby@ci.stpaul.mn.us or call me at 651-266-8998 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,

Laura Huseby
Fire Inspector

Ref. # 14641

INSPECTION REQUEST

Address this form to: MAILING LIST - FORM4 (District Chief, Deputy Chiefs and Yourself).

Date:	24 OCT 17	
Property Address:	1464 MINNEHAHA AVE	
Owner Name:	RYAN KEMPENICH	
Owner Phone:	612.986.1896	
Owner Address:	SAME	
Occupant Name:	SAME	
Occupant Phone:	SAME	
Check the following corrections:		
<input type="checkbox"/> Address Nos. <input checked="" type="checkbox"/> Exit Doors <input type="checkbox"/> Housekeeping <input checked="" type="checkbox"/> Keybox <input type="checkbox"/> Sprinkler System	<input type="checkbox"/> Hydrants <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Fire Alarm System <input checked="" type="checkbox"/> Smoke Detector <input type="checkbox"/> Standpipe	<input type="checkbox"/> Fire Lane <input type="checkbox"/> Electrical <input checked="" type="checkbox"/> Fire Extinguishers <input type="checkbox"/> Heating Plant <input type="checkbox"/> Welding <input checked="" type="checkbox"/> OTHER EXIT <u>LIGHTING, EMERGENCY LIGHTING, HAND RAILS, MEANS OF EGRESS</u>
Check the type of property:	<input type="checkbox"/> Single family or duplex <input checked="" type="checkbox"/> Multi family (3 Units or more) <input type="checkbox"/> Commercial	
Describe:	UPON ARRIVAL, S2 RECOGNIZED THE SINGLE FAMILY DWELLING HAS BEEN CONVERTED TO MULTIPLE APT UNITS. THERE APPEARS TO BE INCONSISTENT PLACEMENT OF SMOKE DETECTORS IN COMMON AREAS, LACK OF FIRE EXTINGUISHERS, EMERGENCY LIGHTING, EXIT SIGNS, HAND RAILS, AND POSSIBLY MAY NEED A KEY BOX.	
Name: DD JONES	Rank: CAPTAIN	Company: SQ2
Response:		
Name:	Date:	Phone:

Structure Description

Property Identification Number (PIN) 34.29.23.22.0001
Property Address 1464 Minnehaha Ave W
Municipality St. Paul
Watershed Capital Region W/S
School District Number 625

Residential Property:

Year Built 1891
of Stories 2.00
Style Two Story
Exterior Wall Frame
Total Rooms 9
Total Family Rooms 0
Total Bedrooms 6
Full Baths 3
Half Baths 0
Attic Type Unfinished

Finished SQ Feet 2996
Foundation Size 1688
Basement Area Finished

Last updated from Ramsey County data on: 11/18/2017

House#: 1464
Street Name: Minnehaha

Click on "Other Application" links below to access GISmo, MapIT, and Ramsey County Info

1464 Minnehaha Ave W - 55104-1950 - [Other Applications](#)

PIN: 342923220001
Year Built: 1891

Census Tract: 32200
Foundation Sq Feet: 2996

Census Block: 3004
Loan Company:

Council Ward: 4
Land Value: 45500
District Council Building Value:

Ramsey County Usage: 520 - TWO FAMILY DWELLING, PLATTED LOT

Units: 1

Zoning: RT1

Heritage Preservation: HP Inventory #: RA-SPC-4621 / HP Property Name: Frederick M. Grant House / HP Date Built: 1891 / HP Address: 1464 Minnehaha Ave. W

Legal Desc: Mccaskeys Rearrangementof Bl Lots 1 And Lot 2 Blk 1

Owner:

Ryan Kempenich/Kristal Kempenich
1464 Minnehaha Ave W
Saint Paul MN 55104-1950
612-986-1896



Smoke detectors(s) M
Properly located M
*Hard-Wired * M

St. Paul Truth-In-Sale of Housing
(Carefully read this entire report)

Office Use, ONLY;
Date Received. _____
Payment Ref. _____

*if N or H see note on p.3, item 39

Page 1 of 4

THIS REPORT IS NOT A WARRANTY, BY THE CITY OF ST. PAUL OR EVALUATOR OF THE FUTURE USEFUL LIFE, OR THE FUTURE CONDITION OF ANY BUILDING COMPONENT OR FIXTURE.
Notice: A copy of this Report must be publicly displayed at the premises when the house is shown to prospective buyers, and a copy of this Report must be provided to the buyer prior to the time of signing a Purchase Agreement.

Address 1464 Minnehaha Ave West

Address of Evaluated Dwelling: 1. 1464 MINNEHAHA AVE WEST
2. _____

Owner's Name: RYAN KEMPENICH
Owner's Address: 1464 MINNEHAHA AVE W
Realtor/Contact: _____

Current Usage of this dwelling: Single Family Townhouse Condo* Duplex Other: _____

Comments: Duplex usage may not be legal. See below

*For condominium units, this evaluation includes only those located within the residential units and does not include the common use area, or other residential areas of the structure.

PROPERTY LOCATION AND POSSIBLE RESTRICTION INFORMATION

If a box is not checked then the information does not apply to this dwelling. ***This information is not guaranteed*** by the evaluator nor by the City of St. Paul.

According to information provided to Truth-In-Sale of Housing Evaluators by the City of St. Paul Office this property:

* IS A Registered Vacant Building. The conditions applicable to a sale are different by category. Even if this box is not now marked this dwelling may become a vacant building before the 1 year expiration date of this report

Cat. 1 : New owners must re-register the building and pay all outstanding fees and obtain permission for occupancy. Written permission from the City of Saint Paul is required before a Cat 2 or Cat 3 VB can be sold

Cat. 2 : Requirements include: 1. register/re-register the building, 2. Pay outstanding fees, 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.

Cat. 3 : All above requirements And obtain a Certificate of Occupancy or Certificate of Code Compliance before sale

* NOTICE: A VB status and / or category can change at any time. You must contact the City's Vacant Buildings division at 651-266-1900 to be sure you are fully informed of all the conditions and requirements that may affect the sale of this property.

IS located within a St. Paul Heritage Preservation District or it is individually designated as a St. Paul Heritage Preservation Site. Review and approval of exterior work (excluding painting), modifications, additions and demolition is required by the Heritage Preservation Commission and city staff. For questions regarding Heritage Preservation contact the City's Information line at 651-266-8989

HAS Open Permits. Go to the DSI website (see below) click on "Look Up Property Information" to view information. Completion and / or occupancy restrictions or requirements may apply. Call 651-266-9090 for permit information

a Verified Legal Duplex. If this dwelling is in use is a duplex and this is not checked, contact DSI Zoning at 651-266-9008 for the most recent information. Research into a property's history may incur a fee. You may obtain a printout of all this information by visiting the DSI website, then enter the property address as directed: www.stpaul.gov>Government>Department of Safety & Inspections, then click on "Look Up Property Information"

This Report:

- is intended to provide **basic information** to the home buyer and seller prior to the time of sale. This report WILL NOT be used to enforce the requirements of the Legislative Code; however, this evaluation form will be used by the Fire Department to determine if there is compliance with the requirements for a hard-wired smoke detectors.
- is based on the current Truth-in-Sale of Housing Evaluator Guidelines and is based upon different standards than the lender, Federal Housing Administration (FHA) or Veterans Administration (VA)
- is not warranted, by the City of St. Paul nor by the evaluator for the condition of the building component, nor of the accuracy of this report.
- covers only the items listed on the form and only those items **visible at the time of the evaluation**. The Evaluator is not required to operate the heating plant (except during the heating season), use a ladder to observe the condition of the roofing, disassemble items or evaluate inaccessible areas.
- is valid for one year from the date of issue and only for the owner named on this report.

Questions regarding this report should be directed to the evaluator.

Complaints regarding this report should be directed to Department of Safety and Inspections, Truth-in-Sale of Housing Program, Phone No. (651) 266-1900

Evaluator: Guy Borglund

Phone: (612-859-4663

5/9/2011

Rev 3/2009

Date Viewed 5/9/2011

Page 1 of 4

1464 MINNEHAHA AVE WEST

RATING "M" = Meets minimum "B" = Below minimum "C" = Comment "H" = Hazardous "Y" = Yes "N" = No "NV" = Not Visible/Viewed "NA" = Not Applicable
 KEY Where there are multiple rooms to a category. The Evaluator must specify the room to which a Comment is related.

BASEMENT/CELLAR

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

ELECTRICAL SERVICE(S) # of Services.. 1

- 7. Service size:
 Amps: 30 60 100 150 Other 200
 Volts: 115 115/230
- 8. Electrical service installation/grounding B
- 9. Electrical wiring, outlets and fixtures..... B

PLUMBING SYSTEM

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

HEATING SYSTEM(S) # of..... 1

- 17. Heating plant(s): Fuel: natural gas Type: hot water
 - a. Installation and visible condition HB
 - b. Viewed in operation (required in heating season) N
 - c. Combustion venting. H

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

- 18. Additional heating unit(s): Fuel: natural gas Type: forced air
 - a. Installation and visible condition B
 - b. Viewed in operation N
 - c. Combustion venting H

19. **ADDITIONAL COMMENTS (1 through 18)** NONE

1 (B) less than 6"8' headroom
 2 (B) cracks
 3(B) scale and patching, loose dirt around porch
 4 (Y) past stains
 5 (C) mostly covered
 6 (B) adjustable post in use, not welded or peened
 8(B) water meter missing grounding loop
 9(B) no GFCI in basement bathroom, metal pull chain over bath faucet
 11 (B) saddle type fittings on waste pipes
 (C) corrosion on joints, laundry s trap leaks
 12 (B) No back flow protection on side faucet, no back flow on laundry tubs (C) plastic water pipes in use
 13(C) kink in gas line on kitchen stove
 16 (B) unvented bath and sinks
 17a(H) no backflow valve on water supply
 (B) off season, heater shut off
 (H) corrosion on vent pipe, clearances from combustibles
 Garage heater 18a(B) loose pipe and hangers
 b off season, heater shut off
 (H) vent pipe rusted through, loose
 17. C Heating Plant/s Carbon Monoxide and Heat Exchanger are not tested.
 Check with professionals in the field that meet your requirements.

Property Address: 1464 MINNEHAHA AVE WEST

RATING "M" = Meets minimum "B" = Below minimum "C" = See Comment "H" = Hazardous "Y" = Yes "N" = No "NV" = Not Visible/Viewed "NA" = Not Applicable
 KEY 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
- 21. Floor condition and ceiling height
- 22. Evidence of dampness or staining
- 23. Electrical outlets and fixtures
- 24. Plumbing fixtures
- 25. Water flow
- 26. Window size/openable area/mechanical exhaust
- 27. Condition of windows/doors/mech.exhaust

LIVING AND DINING ROOM(S)

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

HALLWAYS, STAIRS AND ENTRIES

- 34. Walls, ceilings and floors
- 35. Evidence of dampness or staining
- 36. Stairs and handrails to upper floors
- 37. Electrical outlets and fixtures
- 38. Window and door condition
- 39. Smoke detector(s).....
 Properly located.....
 Hard-wired (HWSD).....

*if N or H in a single family home then SPFire Dept requires HWSD installation

BATHROOMS

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

SLEEPING ROOM(S)

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

ENCLOSED PORCHES AND OTHER ROOMS

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

ATTIC SPACE (Visible Areas).....

- 58. Roof boards and rafters.....
- 59. Evidence of dampness or staining
- 60. Electrical wiring/outlets/fixtures
- 61. Ventilation
- 62. **ADDITIONAL COMMENTS(20 through 61)**

Item # Comments

M	
B	21 (B) not covered with waterproof flooring
N	
M	
MC	24 (C) extra faucet in kitchen, not working
M	
C	26 (C) exhaust vent through wall, not hooked up, up stairs vent in kitchenet not working
B	27 (B) windows painted shut
	28(C) ceiling patched
C	
M	30 (y) ceiling patched
Y	31 (B) minimal outlets
B	33 (B) broken sash cords and top windows painted shut throughout
M	
B	34-35 patching and fresh paint throughout
C	36 (B) front stairs handrail low
N	
B	
M	
M	
M	40 (B) walls tile buckling
M	
M	43 (B) GFCI(S) trip manually, outlet with open ground
	44(B) Main floor bath, stool overflow s/b 1" lower than valve
B	
M	
N	
B	
B	
M	48 (C) patching on walls and fresh paint
M	
M	51 (B) closet lights lack protective covers
	50 (B) sleeping rooms lack egress size windows
C	
M	
M	
B	
B	
M	58(C)covered with insulation and plastic
	60(B) surface mounted wiring,extension cord light
NA	
NA	
NA	
NA	
C	
NA	
B	
Y	
NONE	

Property Address: 1464 MINNEHAHA AVE WEST

RATING "M" = Meets minimum "B" = Below minimum "C" = See Comment "H" = Hazardous "Y" = Yes "N" = No "NV" = Not Visible/Viewed "NA" = Not Applicable
KEY

EXTERIOR (Visible Areas)

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

GARAGE(S)/ACCESSORY STRUCTURE(S)

- 75. Roof structure and covering.....
- 76. Wall structure and covering
- 77. Slab condition
- 78. Garage doors.....
- 79. Garage opener(s)- (see important notice #6)
- 80. Electrical wiring, outlets and fixtures
- 81. **ADDITIONAL COMMENTS (63 through 80)**

FIREPLACE/WOODSTOVES #

- 82. Dampers installed in fireplaces.....
- 83. Installation
- 84. Condition

Item #	Comments
B	63(B) missing mortar and minor cracks
B	64(B) missing glazing, decay
B	65(B) low grade in spots
B	66 (C) siding patched, fresh paint
C	67(B) decay on some doors
B	68(B) lacks glazing and decay on some trim and windows
B	69 (B) missing steps on west exit, low guardrail
B	70 (B) some decay on trim, fresh paint
B	
M	
NA	73(B) missing mortar and metal flue liner not visible
B	
M	75(B) Flat roof worn, rolled roofing, not approved for flat roof,
B	76(B) non approved fire rated wall/ceiling covering, adjustable
B	posts in use, patched siding, no house numbers
B	77(B) cracked slab, low slab
B	78(B) non fire rated door
B	79.(B) opener not hooked up
B	80 (B) surface mounted wiring, Fuse box lacks 'S' safety type
B	adapters/fuses, lights missing bulbs, main service wire low over
B	garage with roof access
1	83(B) Mantel lacks proper clearance above firebox
Y	84(C) only viewed first foot of chimney flue above damper, could
B	not see light to top
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	glass batts	3-6
86. Foundation Insulation	N	na	NA
87. Kneewall Insulation	N	na	NA
88. Rim Joist Insulation	N	na	NA

89. **ADDITIONAL COMMENTS (82 through 88)**

I hereby certify that this report complies with the Saint Paul Evaluator Guidelines, and 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.

Guy Borglund

612-859-4663

5/9/2011

Evaluator Signature

Phone Number

Date Viewed

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Printed Name: Guy Borglund

Rev 3/2009

IMPORTANT NOTICES

1. All single family residence 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 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 repaired or replaced immediately.



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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

Telephone: 651-266-8989
Facsimile: 651-266-9124
Web: www.stpaul.gov/dsi

June 29, 2015

Enforcement Notice

Ryan Kempenich
1464 Minnehaha Ave W.
St Paul MN 55104

RE: 1464 Minnehaha Ave W.

Dear Mr. Kempenich:

This property is located in an RT-1, One and Two Family zoning district. A complaint was recently received regarding the use of the property. During an inspection the following was observed: there are three separate kitchens in addition to a kitchen in the basement, each of the six (6) bedrooms have keyed exterior locks, mini-refrigerators and sinks, and considerable construction work has been done in the building without any construction trade permits. The Truth-in-Sale of House report from 2011 stated the use of the house was a single family dwelling. It appears this property is being used as a rooming and boarding house which is first allowed in the RM1, Multiple Family zoning district. There is no license in City files as a rooming/boarding house or a certificate of occupancy.

In order to bring the property into zoning compliance you must:

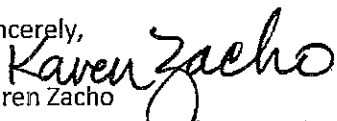
Remove the illegal dwelling units and operate the property as a single family dwelling with no more than a total of four (4) unrelated adults. All applicable building permits must be obtained prior to conducting the required work. The sinks, cabinets, and appliances must be removed from all the additional units. The utilities (gas, water, 220v electric, etc.) in the rooms with the additional kitchens must be capped at the source. The exposed utility lines must be concealed inside the wall or floor and the openings created covered with a surface that matches the surrounding finish. Any key locks on doors separating the illegal unit must be removed and replaced with a doorknob that has no lock or the doorway refinished.

The property could be used as a duplex but will require a variance from the Board of Zoning Appeals due to the proximity to the lot line. There is an application to be submitted, a filing fee, site and floor plans required. In addition, construction plans and permits will be required for all the work to be completed as a duplex.

You may apply to the Planning Commission to rezone the property. This rezoning would constitute spot zoning, which is prohibited by State Law, the staff recommendation for approval would be slim.

This property must be brought into zoning compliance prior to August 1, 2015. Failure to comply with this order or repeat violations will result in further legal action by the office. If you have questions regarding this matter, you may contact me at 651.266.9084 or karen.zacho@ci.stpaul.mn.us.

Sincerely,


Karen Zacho

DSI Inspector - Zoning

1464 Minnehaha Ave W - ENF

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6.29.15

c. Mike Barck, Building Inspector

Aj Neis, Fire Inspector

Enc.

You may appeal this order and obtain a hearing before the Board of Zoning Appeals. The application for appeals must be filed and fee submitted to the Zoning Administrator within ten (10) days of the date this order was mailed. No appeal may be filed after this date. Applications for the appeal or variance process are available at the Department of Safety & Inspections main office or the City website (www.stpaul.gov/dsi). You must submit a copy of this order with your application.

CITY OF SAINT PAUL REFERRAL/RESPONSE FORM

File

TO: *Zoning Dept.*

DATE: *Jan. 21, 1986*

- | | | | |
|--|--|--|---------------------------------------|
| <input checked="" type="checkbox"/> BUILDING | <input type="checkbox"/> FIRE | <input type="checkbox"/> LICENSE | <input type="checkbox"/> POLICE |
| <input type="checkbox"/> CITY ATTORNEY | <input type="checkbox"/> HEALTH | <input type="checkbox"/> MAYOR'S I & C | <input type="checkbox"/> PUBLIC WORKS |
| <input type="checkbox"/> CITY COUNCIL | <input type="checkbox"/> HOUSING | <input type="checkbox"/> PARKS & REC. | <input type="checkbox"/> WATER |
| <input type="checkbox"/> DOG POUND | <input type="checkbox"/> HOUSING INFO. | <input type="checkbox"/> PED | <input type="checkbox"/> OTHER |

LOCATION OF COMPLAINT *1464 W. Mishka* OCCUPANCY TYPE *residential*

COMPLAINANT
 NAME ADDRESS PHONE NUMBER

OWNER/AGENT/
 OPERATOR *Harry Paulson - 14*
 NAME ADDRESS PHONE NUMBER

C O M M E N T S

Mr. Paulson has insisted his bldg has been changed from a 5-plex w/ a certificate of occ. to a single-family dwelling. He has been told the requirements necessary to make apts. unrentable. Please make the necessary changes in your records. Thanks!

FROM:

REFERRAL REPORT BY (NAME) *Dannic Schmidt*
 PHONE NUMBER *776-1533*

RESPONSE (PLEASE RESPOND WITHIN 10 DAYS OF ABOVE REPORT DATE): _____

5
 JAN 22 11 21 AM '86
 SYSTEM OF ADMIN. BUILDINGS

RESPONSE BY (NAME) _____ DATE _____

CALL BACK COMMENTS: _____