



APPLICATION FOR APPEAL

Saint Paul City Clerk

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8560

RECEIVED

FEB 06 2012

CITY CLERK

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 *None sent to me.*
- Attachments you may wish to include
- This appeal form completed
- Walk-In OR Mail-In

YOUR HEARING Date and Time:

Tuesday, 2-21-12

Time 11:00 a.m.

Location of Hearing:

Room 330 City Hall/Courthouse

Address Being Appealed:

Number & Street: 327-329 Aurora City: St Paul State: MN Zip: _____

Appellant/Applicant: Robert Andrews Email r.andrews@popp.net

Phone Numbers: Business 612 332 8405 Residence 612 281-2500 Cell same

Signature: [Signature] Date: 2/3/2012

Name of Owner (if other than Appellant): ITN, LLC

Address (if not Appellant's): 3104 Pacific St Mpls 55411

Phone Numbers: Business same 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

A "Vacant Building" poster was placed on my duplex. The duplex is not vacant, and I have spent money for a new roof, new front steps, removal of a garage beyond repair, and numerous maintenance and cosmetic improvements. Water got in the way of rebuilding back stairs and plugging holes in soffits.



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 2, 2012

TWIN CITIES REAL ESTATE HOLDINGS, LLC
3104 PACIFIC ST STE 300
MINNEAPOLIS MN 55411

Revocation of Fire Certificate of Occupancy

RE: 329 AURORA AVE

Dear Property Representative:

Your building was determined to be a registered vacant building on February 2, 2012. Since certificates are for the occupancy of buildings, it has become necessary to revoke the Certificate of Occupancy. Per the appeal hearing in December you had 90 days to have all work complete, permits approved and inspected. This work has not been completed. Please contact Jim Seeger for a code compliance inspection at 651-266-8989.

Saint Paul Legislative Code provides that no building shall be occupied without a Certificate of Occupancy. In order to re-occupy the building, the following deficiencies (if applicable) must be corrected and a complete Certificate of Occupancy inspection will be required.

DEFICIENCY LIST

1. Exterior - SPLC 34.08 (5), 34.31 (3) - Repair, replace and maintain all exterior surfaces on fences, sheds, garages and other accessory structures free from holes and deterioration. Provide and maintain exterior unprotected surfaces painted or protected from the elements.-Replace the garage roof, paint, and secure the garage door or replace the door.
2. Exterior-Throughout - SPLC 34.08 (1), 34.31 (1) - All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces.
3. Exterior-Throughout - SPLC 34.09 (1) b,c, 34.32 (1) b,c - Provide and maintain all exterior walls free from holes and deterioration. All wood exterior unprotected surfaces must be painted or protected from the elements and maintained in a professional manner free from chipped or peeling paint.
4. Exterior-Throughout - SPLC 34.09 (1) a, 34.32 (1) a - Provide and maintain foundation elements to adequately support this building at all points.-Patch and seal the foundation

and hire a licensed contractor to repair the rear porch foundations to meet code. Permit Required.

5. Exterior-Throughout - SPLC 34.09 (1) e, 34.32 (1) d - Provide and maintained the roof weather tight and free from defects.-Replace the roof on the house and garage that is deteriorated. Permit required.
6. Exterior-Throughout - SPLC 34.09 (3), 34.32 (3) - Repair and maintain all door latches.
7. Exterior-Throughout - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the doors in good condition.-Repair or replace all damaged exterior doors including the entry door to unit 327, and the side door to the basement of unit 327.
8. Exterior-Throughout - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window frames throughout.
9. Exterior-Throughout - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window glass.-Repair or replace all cracked or missing window glass throughout.
10. Exterior-Throughout - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the windows in good condition.
11. Exterior-Throughout - SPLC 34.09 (3), 34.32 (3) - Provide or repair and maintain the window screen.-Repair or replace all damaged and missing screens throughout.
12. Exterior-Throughout - SPLC 34.09 (2), 34.32(2) - Repair or replace the unsafe stairways, porch, decks or railings in an approved manner. This work requires a permit(s). Call DSI at (651) 266-9090.-Repair or replace all entry/exits to the building. The front cement is in poor condition, and the rear wood stairs are peeling and loose. Permit required.
13. Exterior-Throughout - SPLC 34.09 (2), 34.32(2) - Repair or replace the damaged guardrail in an approved manner. This work may require a permit(s). Call DSI at (651) 266-9090.
14. Exterior-Throughout - SPLC 34.09 (2), 34.32(2) - Repair or replace the damaged handrail in an approved manner. This work may require a permit(s). Call DSI at (651) 266-9090.
15. Exterior-Throughout - SPLC 34.09 (2) 34.32 (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.
16. Interior - SPLC 53.01, SPLC 53.03 The owner of a rental residential property must notify tenants in writing, if the landlord receives notice of a contract for deed cancellation under MS 559.21, or a mortgage foreclosure notice under MS 580 or 582.

This notice to current tenants is in addition to the requirements of MS 504B.151 requiring notification of prospective tenants.

The required written notice to tenants shall be given by personal service with affidavit of service by a third party or by certified mail, return receipt requested.

Provide Fire Inspector with written documentation of notice and service.-Per property manager may let home go back to the bank.

17. 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.
18. Interior-Throughout - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.
19. Interior-Throughout - UMC 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. This work requires a permit(s). Call DSI at (651) 266-8989.
20. Interior-Throughout - SPLC 34.19 - Provide access to the inspector to all areas of the building.
21. Interior-Throughout - SPLC 34.10 (1) - Abate and maintain the basement reasonably free from dampness and free of mold and mildew.
22. Interior-Throughout - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the ceiling in an approved manner. Permits may be required.-Patch and paint the holes and/or cracks in the ceilings throughout.
23. Interior-Throughout - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the walls in an approved manner. Permits may be required.-Patch and paint the holes and/or cracks in the walls throughout.
24. Interior-Unit 327 - SPLC 34.09 (3) i - Repair and maintain an approved one-inch throw single cylinder deadbolt lock.
25. Interior-Unit 327 - SPLC 33.05 - Uncertified portions of the building must not be occupied until inspected and approved by this office.
26. Interior-Unit 329 - SPLC 34.14 (3), MPC 4715.200.T - Provide and maintain a window or approved ventilation system in all bathrooms.-Hire a licensed electrician to check the ventilation fan in unit 329 immediately as it appears to have a short in the system.
27. Interior-Unit 329 - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 4715.0200.C - Provide an approved number and type of plumbing fixtures.-Hire a licensed plumber to repair or replace the damaged tub in unit 329, and repair the basement water leak in the laundry tub.
28. Interior-Unit 329 - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.

29. Interior-Unit 329 - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.
30. Interior-Unit 329 - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the cabinets in an approved manner.
31. Interior-Unit 329 - SPLC 34.12 (2), 34.35 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition.-Repair or replace the broken wash machine and dryer throughout.
32. 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.
33. SPLC 39.02(c) - Complete and sign the provided 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: (651-266-8688) 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 6:30 - 8:30 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Lisa Martin
Fire Inspector



CITY OF SAINT PAUL

Christopher B. Coleman, Mayor

Nuisance Building Code Enforcement

375 Jackson Street, Suite 220

Saint Paul, MN 55101-1806

651-266-8989

651-266-1919

www.stpaul.gov/dsi

February 03, 2012

Itn Llc

3104 Pacific St N Suite 300

Minneapolis MN 55411-1642

VACANT BUILDING REGISTRATION NOTICE

The premises at **327 AURORA AVE**

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 to register this building with the Department of Safety and Inspections, Vacant Buildings 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 **\$1,100.00**. 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 March 03, 2012.

Do not mail cash.

If you wish to pay in person, you may do so from 8:00 a.m. to 4:00 p.m. 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 Office of the City Clerk at (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, Matt Dornfeld,
at 651-266-1902 to find out what must be done before this
building can be legally reoccupied.**

The Enforcement Officer may declare this building(s) 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 Officer 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 Enforcement Officer, Matt Dornfeld, at 651-266-1902.

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

Thank You,

Steve Magner
Vacant Buildings Program Manager
Department of Safety and Inspections

Enclosures: Regulations Requirements Information
Vacant Building Registration Form

SM: md
vb_registration_notice 06/10