



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

RECEIVED

OCT 18 2017

CITY CLERK

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8585

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

<p>HEARING DATE & TIME (provided by Legislative Hearing Office) Tuesday, <u>October 24, 2017</u></p> <p>Time <u>3:00 p.m.</u></p> <p>Location of Hearing: Room 330 City Hall/Courthouse</p>

Address Being Appealed:

Number & Street: 1812 LAFOND City: ST PAUL State: MN Zip: 55104

Appellant/Applicant: Samuel Tudor, Jason Tudor Email sam.e.tudor@gmail.com, jason.crik.tudor@gmail.com

Phone Numbers: Business _____ Residence 507.824.3349 Cell (507) 298.5462

Signature: [Signature] Jason Tudor Date: OCTOBER 13 2017

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
 - Summary/Vehicle Abatement
 - Fire C of O Deficiency List/Correction
 - Code Enforcement Correction Notice
 - Vacant Building Registration
 - Other (Fence Variance, Code Compliance, etc.)
- VACANT BUILDING PERMIT RENEWAL IS DUE ON OCTOBER 4. THE BUILDING AT 1812 LAFOND IS CLOSE TO COMPLETION AND SHOULD NOT BE SUBJECT TO AN ENTIRE YEAR OF VACANT BUILDING FEES. ORIGINALLY WANTED TO BE COMPLETED ON AUGUST 25, 2017. CONTRACTOR DELAYS CAUSED COMPLETION DATES BEYOND AUGUST 25. (PLUMBING)



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

October 04, 2017

Jason, Amy & Samuel Tudor
12497 480th St
Wanamingo MN 55983

**VACANT BUILDING REGISTRATION FEE
WARNING LETTER**

The Saint Paul City Council has adopted legislation which requires owners of vacant buildings to pay an annual fee and submit a registration plan on the form(s) enclosed with this letter. The annual fee is **\$2,127.00**. The purpose of this fee is to partially reimburse the City for administrative costs for registering and processing the Vacant Building Owner Registration forms and for the cost of monitoring these properties for compliance with Saint Paul Legislative Codes.

*The fee for the vacant building located at **1812 LAFOND AVE** is now past due. You have fifteen (15) days from the date of this letter to pay this bill before this fee is sent to assessment, to be collected with your property taxes.*

DO NOT MAIL CASH

Saint Paul Legislative Code, Chapter 43, requires this fee be paid no later than thirty (30) days after the building becomes vacant, and if not paid, the owner shall be subject to collections and prosecution as prescribed in the Legislative Code. Also, if at any time the registration fee is unpaid and owing, building permits will be denied for this building.

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 owner(s) still will be subject to a criminal Summons and Complaint for failure to pay this vacant building registration fee. This citation will necessitate a court appearance in Ramsey County District Court and the owner(s) will be subject to penalties provided for by law. The enclosed registration form must accompany the fee payment.

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

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.

If you have questions about this registration fee or other vacant building requirements, please contact the Enforcement Officer, Mike Kalis, at 651- 266- 1929.

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

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.

Steve Magner
Vacant Buildings Program Manager

Enclosures: Regulations Requirements Information
Vacant Building Registration Form

SM: mk
vb_warning_letter 2/15

October 24th 2:30



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

Code Compliance Report

May 23, 2017

**** This Report must be Posted
on the Job Site ****

SELECT ASSOCIATES REALTY
2233 HAMLINE AVE N STE 410
ROSEVILLE MN 55113-1334

Re: 1812 Lafond Ave
File#: 16 085364 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on May 05, 2017.

Please be advised that this report is accurate and correct as of the date May 23, 2017. All deficiencies identified by the City after this date must also be corrected and all codes and ordinances must be complied with. This report is valid for 365 days from May 23, 2017. This report may be used in lieu of a Truth in Housing Report required in St Paul Legislative Code 189. This building must be properly secured and the property maintained at all times.

In order to sell or reoccupy this property the following deficiencies must be corrected. A Legislative Code exemption (Chapter 33.03(f)) allows a Category 2 Vacant Building to be sold "as is" providing the buyer, prior to closing, completes an approval process. For further information, call Reid Soley at 651-266-9120.

ZONING

1. This property is in a(n) R4 zoning district.
2. This property was inspected as a Single Family Dwelling.

BUILDING Inspector: Jim Seeger

Phone: 651-266-9046

1. Insure basement cellar floor is even, is cleanable, and all holes are filled. SPLC 34.10 (1)
2. Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts. SPLC 34.09 (3h)
3. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
4. Weather seal exterior doors, threshold and weather- stripping. SPLC 34.09 (3f)

5. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
6. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
7. Prepare and paint interior and exterior as necessary. Observe necessary abatement procedures (EPA, MPCA and St. Paul Legislative Code, Chapter 34 for additional information) if lead base paint is present. SPLC 34.33 (1)
8. Any framing members that required repair or do not meet code (where wall and ceiling covering is removed, members that are over- spanned, over- spaced, not being carried properly, door and window openings that are not adequately supported, etc.) are to be reconstructed in an approved manner. SPLC 34.34 (1)
9. Where wall and ceiling covering is removed install full thickness or code- specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
10. Air- seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
11. Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible. MNRC Ch 1309 Sect 313.2.1
12. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
13. Provide major clean- up of premises. SPLC 34.34 (4)
14. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
15. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
16. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
17. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
18. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
19. Repair chimney in an approved manner. SPLC 34.09 (1)
20. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
21. Provide ground cover capable of controlling sediment and erosion. SPLC 34.08 (3)
22. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309- Sect. 404.1.6
23. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
24. Replace broken treads on basement stairs and install handrail.
25. Remove all wall and ceiling covering from basement.
26. Replace decayed windows and frames.
27. Install ventilation to code for 1st. floor bathroom.
28. Install bathtub and surround to code for 2nd. floor bathroom.
29. Remove damaged wood burning fireplace.
30. Insure deck ledger is installed to code with correct fasteners and hanger nails. Also install handrail on stairs to code.
31. Install service door and landing to code at garage west side.
32. Garage siding improperly nailed and never painted , replace damaged siding, corners ,trim and fascia. Also install drip cap on openings and replace window

sill.

33. Roofing on house was installed without permit and are coming loose , Replace with inspections or Supply ladder at final inspection to verify roof covering installed to code.
34. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
35. Provide adequate access, ventilation and clearance in crawl space area. MNRC Ch 1309 Sect. 408
36. Install handrails (34 inches - 38 inches above each nosing) and guardrails (36 inch minimum) at all stairways, and return hand rail ends into a newel post or wall per attachment. MNRC Ch 1309 Sect. 311 & 312
37. Repair or Replace any deteriorated window sash, broken glass, sash holders, re- putty, etc as necessary. SPLC 34.09 (3)
38. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
39. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
40. A building permit is required to correct the above deficiencies. All work is to be done in a workmanship like manner. SPLC 33.03 (a)

ELECTRICAL Inspector: Dave Blank

Phone: 651- 266- 9035

1. Properly wire dishwasher/disposal to current NEC.
2. Replace exterior service disconnect.
3. Replace damaged upper exterior service conduit.
4. Properly ground the 1st floor bathroom light fixtures.
5. Ensure installation of one wire per terminal in feeder panel.
6. Properly ground the kitchen ceiling light fixtures.
7. Repair the electrical service grounding conductor to the metallic water piping system. Install a conductor sized to Table 250.66 (NEC) from the electrical service to within 5' of the entrance point of the water service, and bond around the water meter. Article 250, NEC
8. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
9. Close openings in junction and outlet boxes with knockout seals, proper cable clamps, and/or junction box covers. Article 110.12 (A), NEC
10. Properly strap and support cables and/or conduits. Chapter 3, NEC (basement, garage).
11. Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaires (light fixtures), switches, covers and plates to current code. Article 406.4(D) & Article 410, NEC
12. Check all receptacles for proper polarity (including 2- prong) and verify ground on 3- prong receptacles. Ensure all GFCI receptacles are functioning properly. Rewire and/or replace receptacles that are improperly wired or not functioning properly. Article 406.4(D), NEC
13. Install hard-wired, battery backup, smoke detector as specified in Chapter 58 of the Saint Paul Legislative Code.
14. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC

(basement).

15. All electrical work must be done by a Minnesota- licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Jim Kaufer

Phone: 651- 266- 9054

1. Basement - Gas Piping - (MFGC 614.1- 614.7) Vent clothes dryer to code.
2. Basement - Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
3. Basement - Laundry Tub - (MPC .0100 & 901) Install a proper fixture vent to code.
4. Basement - Laundry Tub - (MPC .0100 B) Provide the proper potable water protection for the faucet spout.
5. Basement - Soil and Waste Piping - (MPC 709.1) Install a front sewer clean out.
6. Basement - Soil and Waste Piping - (MPC 707.4) Install a clean out at the upper terminal at each horizontal drainage pipe.
7. Basement - Water Heater - (MPC 507.5) Correct the pressure and temperature relief valve discharge.
8. Basement - Water Heater - (MFGC 409) Install the gas shut off and the gas piping to code.
9. Basement - Water Heater - (MFGC 503) Install the water heater gas venting to code.
10. Basement - Water Heater - (MFGC 501.12) The water heater venting requires a chimney liner.
11. Basement - Water Heater - (MPC .0100 Q)The water heater must be fired and in service.
12. Basement - Water Meter - (MPC 606.2) The service valves must be functional and installed to code.
13. Basement - Water Piping - (SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
14. Exterior - Lawn Hydrants - (MPC 301.1) Repair or replace the lawn hydrants that are broken or have parts missing.
15. Exterior - Lawn Hydrants - (MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
16. First Floor - Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the range.
17. First Floor - Lavatory - (MPC 701) Install the waste piping to code.
18. First Floor - Sink - (MPC .0100 E & 901) Install a proper fixture vent to code.
19. First Floor - Sink - (MPC 701) Install the waste piping to code.
20. First Floor - Sink - (MPC .0100 P & Q & 419.2) Install the water piping to code.
21. First Floor - Toilet Facilities - (MPC .0100 E & 901) Install a proper fixture vent to code.
22. First Floor - Toilet Facilities - (MPC 701) Install the waste piping to code.
23. First Floor - Toilet Facilities - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.

24. Second Floor - Lavatory - (MPC 701) Install the waste piping to code.
25. Second Floor - Tub and Shower - (MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
26. Second Floor - Tub and Shower - (MPC 401.1 & 409.2) Replace the waste and overflow.
27. All the above corrections to waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Chapter 4714, Minnesota Rules Chapter 326, 4716, 1300, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code, and Saint Paul Regional Water Services Water Code. All plumbing must be done by a plumbing contractor licensed in the State of Minnesota and the City of St. Paul by a plumber licensed in the State of Minnesota who also possess a City of Saint Paul Competency Card and after obtaining an approved City of Saint Paul Plumbing Permit.

Heating Inspector: Christi Dick

Phone: 651-266-9045

1. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee
2. Clean and Orsat test furnace burner. Check all controls for proper operation. Check furnace heat exchanger for leak; provide documentation from a licensed contractor that the heating unit is safe
3. Provide thirty (30) inches of clearance in front of furnace for service
4. Move furnace out of closet/alcove or provide documentation from the equipment manufacturer indicating that it is an approved installation
5. Replace furnace flue venting to code
6. Connect furnace and water heater venting into chimney liner
7. Vent clothes dryer to code
8. Provide support for gas lines to code
9. Plug, cap and/or remove all disconnected gas lines and remove un approved plug valves.
10. Clean all supply and return ducts for warm air heating system
11. Repair and/or replace heating registers as necessary
12. Provide heat in every habitable room and bathrooms
13. Submit Documentation from a licensed contractor that the wood burning fireplace is clean and safe for use or permanently seal openings
14. Run condensate drain from A/C unit coil in basement to an approved location and secure as needed
15. Mechanical permits are required for the above work.

Notes:

1. See attachment for permit requirements and appeals procedure.
2. Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.

Re: 1812 Lafond Ave
May 23, 2017
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This is a registered vacant building. In order to sell or reoccupy this building, all deficiencies listed on this code compliance report must be corrected in accordance with the Minimum Housing Standards of the St. Paul Legislative Code (Chapter 34) and all required permits must receive final approval within six (6) months of the date of this report. One (1) six-month time extension may be requested by the owner and will be considered if it can be shown that the code compliance work is proceeding and is more than fifty (50) percent complete in accordance with Legislative Code Section 33.03(f).

You may file an appeal to this notice by contacting the City Clerk's Office at 651-266-8688. Any appeal must be made in writing within 10 days of this notice. (You must submit a copy of this notice when you appeal, and pay a filing fee.)

If you have any questions regarding this inspection report, please contact Jim Seeger between 7:30 - 9:00 AM at 651-266-9046 or leave a voice mail message.

Sincerely,

James L. Seeger
Code Compliance Officer
Department of Safety and Inspections
City of Saint Paul
375 Jackson Street, Suite 220
Saint Paul MN 55101
Phone: 651-266-9046
Email: jim.seeger@ci.stpaul.mn.us

Attachments