



# APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

RECEIVED

FEB 19 2020

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

<b>HEARING DATE &amp; TIME</b> (provided by Legislative Hearing Office) Tuesday, <u>March 3, 2020</u>  Time <u>2:30 p.m.</u> Location of Hearing: Room 330 City Hall/Courthouse
---

## Address Being Appealed:

Number & Street: 291 Stinson City: St. Paul State: MN Zip: 55117

Appellant/Applicant: Carrie Nelson Email cnelson71@aol.com

Phone Numbers: Business \_\_\_\_\_ Residence \_\_\_\_\_ Cell 651-243-8835

Signature: [Signature] Date: 2/19/2020

Name of Owner (if other than Appellant): Carrie + Shawn Nelson/Thomas Vehrs

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.)
- need extension on repairs



CITY OF SAINT PAUL

375 Jackson Street, Suite 220  
Saint Paul, MN 55101-1806Telephone: 651-266-8989  
Facsimile: 651-266-1919  
www.stpaul.gov/dsi

February 17, 2020

Thomas C Vehrs  
291 Stinson St  
St Paul MN 55117-5309

Customer #:379191

Bill #: 1486380

**VACANT BUILDING REGISTRATION NOTICE**

The premises at **291 STINSON ST** 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 by law to register this building with the Department of Safety and Inspections, Vacant Building 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 **\$2,127.00**. 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.

**Payment must be received by March 17, 2020 .**

You may pay this registration fee online by going to **online.stpaul.gov** and selecting the 'Make a Payment' option. You will need your customer number and bill number to process a payment - both can be found on this letter.

To pay this invoice by mail please send this registration form along with payment to:

DEPARTMENT OF SAFETY AND INSPECTIONS  
375 Jackson Street, Suite 220  
Saint Paul, MN 55101-1806  
**Do Not Mail Cash**

If you wish to pay in person, you may do so from 8:00am to 4:00pm Monday through Friday at the above address.

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.

**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 , James Hoffman, at 651-266-1947 to find out what must be done before this building can be legally reoccupied.**

The Enforcement Officer may declare this building 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 Office 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 District Inspector, James Hoffman, at 651-266-1947.

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

Steve Magner  
Vacant Buildings Program Manager

Enclosures: Regulations Requirements Information  
Vacant Building Registration Form

SM: jh  
vb\_registration\_notice 11/14



CITY OF SAINT PAUL

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

Telephone: 651-266-8989  
Facsimile: 651-266-9124  
Web: [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

February 10, 2020

CARRIE NELSON  
ELLIOT SADDLEBLANKET  
291 STINSON STREET  
SAINT PAUL MN 55117

## Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 291 STINSON ST  
Ref. # 125752

Dear Property Representative:

Your building was determined to be a registered vacant building on February 6, 2020. Since certificates are for the occupancy of buildings, it has become necessary to revoke the Certificate of Occupancy.

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 - Front Stairs - SPLC 34.08 (10) - Repair, replace and maintain exterior sidewalks, walkways and stairs. -There is a large hole on the front steps.
2. Exterior - Garage - SPLC 34.08(5), 34.32(3) - All accessory structures including, but not limited to, detached garages, sheds and fences shall be maintained structurally sound and in good repair. Provide and maintain exterior unprotected surfaces painted or protected from the elements. -The garage has sections that is missing siding.
3. Exterior - House & Retaining Wall - SPLC 34.09 (1)(2), 34.33 (1) - 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.  
All around the house there are different spots that have chipping and peeling paint, there is large section on the front of the house that is missing the siding.  
The front porch spindles have  
The retaining wall is in disrepair with very large cracks and holes.

4. Exterior - Windows - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition. -There are windows with chipping and peeling paint and a window with broken glass.
5. Exterior & Interior - Doors - SPLC 34.33 (3) - Repair and maintain the door in good condition.  
The front entry storm door is missing the door handle and is missing the door closer.  
**Update: New - February 6, 2020 - A new room has been discovered on the first floor (blocked during initial inspection) that has a damaged door with no hardware.**
6. Exterior - Interior - Light Fixtures - 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. -There are exterior and interior light fixtures that is missing the covers.
7. Interior - Basement - MSFC 605.1 -Provide a grounding jumper around the water meter.
8. Interior - Basement - NEC 408.7 - Unused Openings for circuit breakers and switches shall be closed using identified closures, or other approved means that provide protection substantially equivalent to the wall enclosure.
9. Interior - Basement - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.
10. Interior - Basement - NEC 408.38 - Provide a dead front for the panel.
11. Interior - Basement Stairs - SPLC 34.09 (3) 34.33 (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. -The handrail for the basement stairs is missing.
12. Interior - Basement Stairs - SPLC 34.09 (3), 34.33(2) - Repair or replace the unsafe stairways, porch, decks or railings in an approved manner. This work may require a permit(s). Call DSI at (651) 266-8989.-There are broken stair treads on the basement stairs.
13. Interior - Bathroom - 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. -The toilet is loose.
14. Interior - CO Alarms - 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. **Screw to wall**
15. Interior - Ceilings - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner. -On the first and second floor, the ceilings have large openings, very large cracks and peeling paint.

16. Interior - Fire Separation - MSFC 1106.2 - Provide a required occupancy separation with approved materials and methods. This work may require a permit(s). Call DSI at (651) 266-8989. The minimum rating must be: -There is a very large opening in the wall and ceiling on the first level going through straight to the upper level. The entry doors for the upper level are completely missing.
17. Interior - Floors - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner.  
**Update: New - February 6, 2020 - A new room has been discovered on the first floor (blocked during initial inspection) that has damaged carpeting.**
18. Interior - Kitchen - SPLC 34.10 (7) - Repair and maintain the cabinets in an approved manner. -The kitchen counter is damaged and is away from the wall.
19. Interior - Throughout - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.-There are multiple fixtures that are hanging from the ceiling, are damaged and have exposed wires.
20. Interior - Throughout - NEC 300.11 - Provide for all raceways, boxes, cabinets, and fittings to be securely fastened in place. -There are fixtures that are hanging loosely and unsecured.
21. Interior - Walls - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. -The basement walls are slowly deteriorating with dirt and sand coming loose creating small holes and openings within the rock wall.  
On the first and second floor, there are walls that have very large cracks, holes, cracked paint and other damages.  
**Update: New - February 6, 2020 - A new room has been discovered on the first floor (blocked during initial inspection) that has cracked and damaged walls.**
22. Interior - Window - SPLC 34.09 (4), 34.33 (3) -Provide or repair and maintain the window screen. -Update: New - February 6, 2020 - A new room has been discovered on the first floor (blocked during initial inspection) that has a window that has been nailed shut.
23. SPLC 34.19 - Provide access to the inspector to all areas of the building.
24. MSBC -Section 105.1 - Permits Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Work being done requires a permit.  
**There is work being done without permits. The following permits will be required; Building, plumbing, electrical, warm-air. Contact DSI for more information on permits. There is no permit for the installation of the tankless water heater.**

25. SPLC 40.06 Suspension, revocation and denial. (a) Grounds for revocation. The fire code official may, in writing, issue a notice to the owner(s) and known interested parties of the city's suspension or revocation of a fire certificate of occupancy issued under the provisions of this code, or deny an application therefor: (3) If it is found upon inspections of the fire code official that the building or occupancy is in violation of provisions of this or other applicable safety codes, ordinances, rules and regulations:-The Fire Certificate of Occupancy has been revoked due to non-compliance with the LHO's orders.
26. 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 this order.

If you have any questions, email me at: [Efrayn.Franquiz@ci.stpaul.mn.us](mailto:Efrayn.Franquiz@ci.stpaul.mn.us) or call me at 651-266-8955 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Efrayn Franquiz  
Fire Safety Inspector

Ref. # 125752