



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

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

HEARING DATE & TIME
(provided by Legislative Hearing Office)
Tuesday, **December 7, 2021**

Time: you will be called between
2:00 p.m. & **3:30 p.m.**

Location of Hearing:
Teleconference due to Covid-19 Pandemic

Address Being Appealed:

Number & Street: 910 Forest City: St. Paul State: MN Zip: 55

Appellant/Applicant: Bonnie Barlage Email bonnieb@MidwestGIRL.com

Phone Numbers: Business 612-309-9233 Residence _____ Cell _____

Signature: [Handwritten Signature] Date: 11/22/2021

Name of Owner (if other than Appellant): MPH Forrest LLC

Mailing Address if Not Appellant's: 3853 Central Ave. NE Columbia Heights, MN 55421

Phone Numbers: Business 612-309-9233 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.)

Due to the number of deficiencies we need more time. Shortage of supplies is causing some of the delays. Fire/Safety issues are being taken care of first & immediately.



CITY OF SAINT PAUL

November 22, 2021

MIDWEST GIRG
3853 CENTRAL AVENUE NE
MINNEAPOLIS MN 55421

RE: RE-INSPECTION FIRE CERTIFICATE OF OCCUPANCY WITH DEFICIENCIES
910 FOREST ST

Ref. # 14485

Dear Property Representative:

Your building was re-inspected for the Fire Certificate of Occupancy on November 19, 2021. Approval for occupancy will be granted upon compliance with the following deficiency list. The items on the list must be corrected immediately.

A reinspection will be made on December 20, 2021 at 12:30 PM.

Failure to comply may result in a criminal citation or the revocation of the Fire Certificate of Occupancy. The Saint Paul Legislative Code requires that no building be occupied without a Fire Certificate of Occupancy. The code also provides for the assessment of additional reinspection fees.

DEFICIENCY LIST

1. Exterior - Walls & Balcony #6 - 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.
There is a section of the stucco wall (parking side) that is bulging out creating a large opening and is breaking off. There are different locations of the exterior wall that large sections of the stucco broken off.
NEW - November 19, 2021 - The stucco balcony ceiling for Unit 6 has a very large crack and is sagging. Immediately repair this ceiling.
2. Interior - All Apartments - SPLC 34.10 (6), 34.34 (5) - Exterminate and control insects, rodents or other pests. Provide documentation of extermination. -There is mice and insect activity in every apartment. Contact pest control service to eliminate or control the pest problems. There are evidence/signs of bed bug activity in Unit 5.

3. Interior - Mechanical Room - 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 laundry tub is coming loose from the wall and there is a water line coming from the wall that is leaking water.
NEW - The pipes under the laundry tub are being held-up by wooden blocks.
4. Interior - Mechanical Room - MPC 507.5 - Provide pressure relief valve for hot water heater piped to within 18 inches of the floor. -The drain relief pipe for the water heater is missing.
5. Unit 01 - Bathroom - NEC 406.4(D)(3) - GFCI outlets shall be provided where replacements are made at outlets that are required to be so protected elsewhere in this Code. -The GFCI outlet in the bathroom is showing a good connection but does not trip when tested.
6. Unit 01 - Bathroom - SPLC 34.14 (3) - Provide and maintain a window or approved ventilation system in all bathrooms in accordance with building code requirements in effect at time of construction. -The bathroom fan is missing.
7. Unit 01 - Smoke Alarm - MN Stat. 299F.362, MSFC 1103.8 - Immediately provide and maintain a smoke alarm located outside each sleeping area. -The hallway smoke alarm is missing.
8. Unit 01 - Windows - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition. -The windows in the bedrooms do not stay and slams down. The frame and trim for the window in the right bedroom are damaged.
9. Unit 02 - Bathroom - SPLC 34.14 (2) c - Repair or replace the duplex convenience outlet with ground fault protection within 3 feet of the basin on an adjacent wall in all bathrooms. This work may require a permit(s). Call DSI at (651) 266-8989.-The GFCI in the bathroom is showing a good connection but it does not trip when tested. The tester is showing a hot & neutral reverse.
10. Unit 02 - 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. -In the bath tub, the drain cover at the top is missing.
11. Unit 02 - Bedrooms & Kitchen - 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. -The heat register covers in the right bedroom and kitchen have come loose.
12. Unit 02 - CO Alarm - MN Stat. 299F.51 - 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. -The carbon monoxide alarm is missing.

13. Unit 02 - Smoke Alarm - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area. -The smoke alarm in the hallway is missing.
14. Unit 02 - Window - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition. -The window in the right bedroom is damaged. A piece of the slide guide on the right side has broken off.
15. Unit 03 - Bathroom & Kitchen - SPLC 34.14 (2) c - Repair or replace the duplex convenience outlet with ground fault protection within 3 feet of the basin on an adjacent wall in all bathrooms. This work may require a permit(s). Call DSI at (651) 266-8989.- The GFCI in the bathroom is showing a good connection but they do not trip when tested. The tester is showing a hot & neutral reverse.
The GFCI outlet on the left side (behind microwave) of the sink has no power.
16. Unit 03 - Living Room - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. -The wall around the air conditioner port is water damaged and has pieces peeling off.
17. Unit 04 - Bathroom - SPLC 34.14 (2) c - Repair or replace the duplex convenience outlet with ground fault protection within 3 feet of the basin on an adjacent wall in all bathrooms. This work may require a permit(s). Call DSI at (651) 266-8989.-The GFCI in the bathroom has been removed. This is a required outlet.
18. Unit 04 - Bathroom - MSFC 703.1, 1106.1 - Provide and maintain fire rated floor and/or ceiling construction with approved materials and methods. This work may require a permit(s). Call DSI at (651) 266-8989. The minimum rating must be: -One hour. The fire rated ceiling in the bathroom is water damaged and has black spots on it.
19. Unit 04 - 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 right handle for the sink is damaged. The handle does not stop and spins loosely. The toilet is loose and unsecured.
20. Unit 04 - Bedroom - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. -In the back bedroom, the access panel has been covered by plastic and the tape has damaged the wall.
21. Unit 04 - Bedroom & Hallway - 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. -The heating register in the back bedroom has been taped over.
The thermostat is missing.
22. Unit 04 - Kitchen - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.-The light fixture in the kitchen is not working properly.

23. Unit 04 - Light Fixtures - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped.
24. Unit 04 - Living Room - MSFC 315.3 - Provide and maintain orderly storage of materials.
25. Unit 04 - Smoke Alarms - MSFC 907.2.10.2 Groups R-2, R-3, R-4 and I-1. Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and I-1 regardless of occupant load at all the following locations:
 1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
 2. In each room used for sleeping purposes. -The smoke alarms in the bedrooms are missing.
26. Unit 04 - Throughout - SPLC 34.08 (1), 34.34 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.
27. Unit 05 - Access - SPLC 34.19 - Provide access to the inspector to all areas of the building.
28. Unit 05 - Bathroom - SPLC 34.14 (2) c - Repair or replace the duplex convenience outlet with ground fault protection within 3 feet of the basin on an adjacent wall in all bathrooms. This work may require a permit(s). Call DSI at (651) 266-8989.-The GFCI outlet in the bathroom has no power.
29. Unit 05 - Bathroom - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. -The tile soap dish in the bath tub has broken off and has left a sharp edge on the shower wall.
30. Unit 05 - Light Fixture - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped.
31. Unit 05 - Near Entry Door - MSFC 1030.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exit path. -There are items behind the entry door preventing it from opening fully. Remove all items and maintained clear at all times.
32. Unit 05 - Right Bedroom - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition. -The trim around the right bedroom is missing a section and the other section is coming loose. There is a black substance on the wall under the window.
33. Unit 05 - Smoke Alarm - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area. -The hard-wired smoke alarm outside the bedroom is missing.

34. Unit 05 - Throughout - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring. -There are orange and green extension cords being used in the apartment.
35. Unit 05 - Throughout - MSFC 308.1.2 - No person shall throw or place, or cause to be thrown or placed, a lighted match, cigar, cigarette, matches, or other flaming or glowing substance or object on any surface or article where it can cause an unwanted fire. - Discontinue placing and burning incensed candles on the walls and other orifices in the apartment.
36. Unit 06 - Living Room - NEC 406.4(D)(3) - GFCI outlets shall be provided where replacements are made at outlets that are required to be so protected elsewhere in this Code.
The GFCI outlet in the living room (near entry door) does not work and has no power. The GFCI outlet in the bathroom has been removed. Provide a GFCI outlet.
37. Unit 06 - Walls - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. -The walls around the patio door and the air conditioner port are damaged and has water seeping through. Properly repair the wall.
38. Unit 07 - Bathroom - SPLC 34.14 (2) c - Repair or replace the duplex convenience outlet with ground fault protection within 3 feet of the basin on an adjacent wall in all bathrooms. This work may require a permit(s). Call DSI at (651) 266-8989.-The GFCI outlet in the bathroom is showing a good connection but it does not trip when tested.
39. Unit 07 - Bathroom - SPLC 34.08 (1), 34.34 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition. -The bathroom is very unclean and has lot of mildew/mold on the walls and shower curtain. There is also a lot of flies in this room.
40. Unit 07 - Living Room - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. -The wall around the air conditioner port is water damaged, has large cracks and pieces peeling off.
41. Unit 07 - Smoke Alarm - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area. -The smoke alarm in the hallway is missing.
42. Unit 08 - Bedroom & Living Room - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner.
The wall around the air conditioner port is water damaged and has pieces peeling off. In the left bedroom, there is a hole in the wall.
43. Unit 08 - CO Alarm - 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. -The carbon monoxide alarm is missing.

44. Unit 09 - Smoke Alarm - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area. -The smoke alarm in the hallway is missing.
45. Unit 10 - Bathroom - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner. -The bathroom ceiling is water damaged and has a lot of black substance on it.
46. Unit 10 - Smoke Alarm - MN Stat. 299F.362, MSFC 1103.8 - Immediately provide and maintain a smoke alarm located outside each sleeping area. -The smoke alarm in the hallway is missing.
47. Unit 11 - Bathroom - SPLC 34.14 (2) c - Repair or replace the duplex convenience outlet with ground fault protection within 3 feet of the basin on an adjacent wall in all bathrooms. This work may require a permit(s). Call DSI at (651) 266-8989.-The GFCI outlet is showing a good connection but does not trip when tested. The outlet is showing a hot & neutral reverse.
48. Unit 11 - Bathroom - SPLC 34.14 (3), MPC 4714.01 (T) - Provide and maintain a window or approved ventilation system in all bathrooms. -The cover for the bathroom fan has not been properly installed and secured. The screws on the sides are not an acceptable repair.
49. Unit 11 - Entry Door - MSFC 703.1 - Provide, repair or replace the fire rated door and assembly. The minimum rating must be: -20 minutes. The entry door does not self-close and is hitting the rug. The trim is coming off and the door is angled to left and daylight can be seen on the sides.
50. Unit 11 - Kitchen - SPLC 34.10 (7) - Repair and maintain the cabinets in an approved manner. -A section of the counter-top behind the faucet is water damaged and there is a hole at the top.
51. Unit 11 - Walls - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner.
Properly finish the repairs to the walls in the left and right bedrooms.
The wall behind the kitchen sink is damaged.
52. Unit 12 - Bathroom & Kitchen - SPLC 34.14 (2) c - Repair or replace the duplex convenience outlet with ground fault protection within 3 feet of the basin on an adjacent wall in all bathrooms. This work may require a permit(s). Call DSI at (651) 266-8989.-The GFCI outlet in the bathroom is showing a good connection but does not trip when tested. The tester is showing a hot & neutral reverse.
The GFCI outlet on the left side of the sink is showing a good connection but does not trip when tested. The tester is showing a hot & neutral reverse.
53. Unit 12 - Door - SPLC 34.33 (3) - Repair and maintain the door in good condition. -The left bedroom door and latch are damaged.

54. Unit 12 - Entry Door - MSFC 703.1 - Provide, repair or replace the fire rated door and assembly. The minimum rating must be: -20 minutes. The entry door does not self-close, the trim on the right side has been broken off and the other trim is coming loose. The strike plate is missing. The door has been damaged and is not weather tight. Daylight can be seen on the sides.
55. Unit 12 - Kitchen - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition. -The top sash for the kitchen window has cracked glass.
56. Unit 12 - Kitchen - SPLC 34.10 (7) - Repair and maintain the cabinets in an approved manner. -The base of the kitchen cabinet is rotting and has black substance on it.
57. Unit 12 - Smoke Alarm - MSFC 907.2.10.2 Groups R-2, R-3, R-4 and I-1. Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and I-1 regardless of occupant load at all the following locations:1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.2. In each room used for sleeping purposes. -The smoke alarm in the left bedroom is missing.
58. Unit 12 - Walls - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner.
The wall around the air conditioner port is water damaged, has cracks and pieces breaking off.
The hole behind the left bedroom door was not properly repaired. Seal the hole and then you may place the door stop cover over it.
59. Unit G1 - Bathroom - 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. -The bathroom vanity is damaged, and the surface is peeling on the side.
60. Unit G1 - Bedroom - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. -The walls around the left bedroom window have lots of black substance on it.
61. Unit G1 - Light Fixtures - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped. -There are light fixtures missing covers.
62. Unit G2 - Door - SPLC 34.33 (3) - Repair and maintain the door in good condition. -The right bedroom door is damaged.
63. Unit G2 - Kitchen - SPLC 34.10 (7) - Repair and maintain the cabinets in an approved manner. -NEW - November 19, 2021 One of the kitchen drawers is damaged.
64. Unit G3 - Window - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition. -The glass for the bedroom window is cracked and damaged.

65. Unit G4 - Bathroom - 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. -The bathroom vanity is missing one of the mirror panels.
66. Unit G4 - Bathroom - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner. -There are black spots on the bathroom ceiling.
67. Unit G4 - 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. -Repair or replace and maintain an approved private tub or shower. This work may require a permit(s). Call LIEP at (651) 266-9090. The surface for the bath tub is worn and a very large stain on it.
68. Unit G4 - Doors - SPLC 34.33 (3) - Repair and maintain the door in good condition. -The bedroom doors do not close properly. The doors are hitting the top corner of the frame.
69. Unit G4 - Entry Door - MSFC 705.1 - Provide, repair or replace the fire rated door and assembly. The minimum rating must be: -NEW - November 19, 2021 - The entry door does not self-close.
70. Unit G4 - Wall - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. -The hole behind the bedroom door was not properly repaired. Seal the hole and then you may place the door stop cover over it.
71. Unit G4 - Windows - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition. -The living room window does not stay up and is being held up by some makeshift item.
72. Unit G5 - 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. -NEW - November 19, 2021 - The drain cover is missing.
73. Unit G5 - Electric Panel - MSFC 604.1 Abatement of electrical hazards. Identified electrical hazards shall be abated. Identified hazardous electrical conditions in permanent wiring shall be brought to the attention of the responsible code official. Electrical wiring, devices, appliances and other equipment that is modified or damaged and constitutes an electrical shock or fire hazard shall not be used. -The circuit breakers inside the electrical panel have sunken in. Contact a licensed contractor to properly repair.
74. Unit G5 - Smoke Alarm - MN Stat. 299F.362, MSFC 1103.8 - Immediately provide and maintain a smoke alarm located outside each sleeping area. -NEW - November 19, 2021 the hallway smoke alarm is missing.
75. Unit G5 - Window - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition. -There is a black substance developing around the bedroom window.

76. Unit G5 - Entry Door - MSFC 705.1 - Provide, repair or replace the fire rated door and assembly. The minimum rating must be: -NEW - November 19, 2021 - 20 minutes. The threshold for the entry door is missing.
77. Unit G5 - Left Bedroom - 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. -NEW - November 19, 2021 - The heat register cover in the left bedroom is damaged.
78. Unit G6 - 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. -Repair or replace and maintain an approved private tub or shower. This work may require a permit(s). Call LIEP at (651) 266-9090. The bath tub faucet is leaking.
79. Unit G6 - Bedroom Window - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition. -The bedroom window does not stay up and slams down.
80. Unit G6 - Entry Door - MSFC 403.11.1.5 Tenant identification. Tenant identification shall be provided for secondary exits from occupied tenant spaces that lead to an exit corridor or directly to the exterior of the building. Tenant identification shall be posted on the exterior side of the exit or exit access door and shall identify the business name and address using plainly legible letters and numbers that contrast with their background. - The apartment number for Unit G6 is missing.
81. Unit G6 - Entry Door - MSFC 703.1 - Provide, repair or replace the fire rated door and assembly. The minimum rating must be: -20 minutes. The entry door is unable to self-close and latch. The door is rubbing against the floor. The swing of this fire door has been changed and there are opening and damaged on the door frame. Strike plates are missing. Properly repair or replace the door frame under permit.
82. Unit G6 - Smoke Alarm - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area. -The smoke alarm outside the bedroom is missing.
83. SPLC 39.02(c) - Complete and sign the smoke detector affidavit and return it to this office.
84. MSFC 907.8 - Provide required annual maintenance of the fire alarm system by a qualified person and provide written documentation to this office as proof of compliance.

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.

An Equal Opportunity Employer

If you have any questions, email me at Efrayn.Franquiz@ci.stpaul.mn.us or call me at 651-266-8955 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,

Efrayn Franquiz
Fire Safety Inspector
Ref. # 14485