



# APPLICATION FOR APPEAL

RECEIVED

DEC 27 2011

CITY CLERK

Saint Paul City Clerk

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8560

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
- Attachments you may wish to include
- This appeal form completed
- Walk-In OR  Mail-In

YOUR HEARING Date and Time:

Tuesday, Jan. 3, 2012

Time 1:30 p.m.

Location of Hearing:

Room 330 City Hall/Courthouse

## Address Being Appealed:

Number & Street: 1026 Fremont City: St. Paul State: MN Zip: 55106

Appellant/Applicant: Abera Mulugeta Email abera@ishhospitality.com

Phone Numbers: Business 612-532-0354 Residence 952-997-7778 Cell 612-532-0354

Signature: Abera Mulugeta Date: 12-27-11

Name of Owner (if other than Appellant): Abera Mulugeta

Address (if not Appellant's): 15371 Finch Ave, Apple Valley, 55124

Phone Numbers: Business 612-532-0354 Residence 952-997-7778 Cell 612-532-0354

## 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

Two second floor bedroom windows  
(Page 2 of Code Compl. Report)



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](http://www.stpaul.gov/dsi)

## Code Compliance Report


November 15, 2011

CHRIS MEHALOVICH, AGENT  
2705 BUNKER LAKE BLVD SUITE 203  
ANDOVER MN 55304

Re: 1026 Fremont Ave  
File#: 10 318396 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on October 19, 2011.

 Please be advised that this report is accurate and correct as of the date November 15, 2011. 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 November 15, 2011. 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:

**BUILDING**                      **Inspector: Jim Seeger**                      **Phone: 651-266-9046**

- Dry out basement and eliminate source of moisture.
- Remove mold, mildew and moldy or water damaged materials.
- Maintain one hour fire separation between dwelling units and between units and common areas.
- 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.
- Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary.
- Provide complete storms and screens, in good repair for all door and window openings.
- Repair or replace damaged doors and frames as necessary, including storm doors.
- Weather seal exterior doors, threshold and weather-stripping.
- Repair walls, ceiling and floors throughout, as necessary.
- 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.

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**BUILDING**      **Inspector: Jim Seeger**      **Phone: 651-266-9046**

- Provide fire block construction as necessary and seal chases in basement ceiling.
- Air-seal and insulate attic/access door.
- Install Smoke Detectors/Carbon Monoxide Detectors per MN Co Conservation Code and the MN Dept. of Labor and Industry.
- Provide major clean-up of premises.
- Repair siding, soffit, fascia, trim, etc. as necessary.
- Provide proper drainage around house to direct water away from foundation of house.
- Review all applicable codes & policies when replacing windows including egress windows for sleeping rooms.
- Remove trees which are against foundation of home and garage.
- Openings in stair risers must be less than 4 inches.
- Replace front retaining wall.
- Repair concrete steps and replace front steps on house.
- Remove rear flat roof addition not to code and no frost footings.
- Remove plumbing waste pipe from basement stairs area.
- Replace decayed basement stairs.
- Remove all OSB sheathing from basement walls and repair foundation as needed and tuck point.
- Replace post in basement under main beam.
- Clean out and install 6 mill vapor barrier in crawl space.
- Insure 1 hour fire rated ceiling in first floor unit laundry room.
- Install wood filler in bottom of cut off hollow doors.
- ~~Two~~ second floor bedroom windows have 25 x 15 clear opening and do not meet egress policy.
- A building permit is required to correct the above deficiencies.

**ELECTRICAL**      **Inspector: Dan Moynihan**      **Phone: 651-266-9036**

- Ground the electrical service to the water service with a copper conductor within 5 feet of the entrance point of the water service
- Bond around water meter with a copper wire sized for the electrical service per Article 250 of the NEC
- Close openings in service panel/junction box with knock out seals, breaker blanks and/or junction boxes
- Install GFCI receptacle in first floor bathroom adjacent to the sink
- Ground bathroom light in first floor bathroom.
- Repair or Replace all broken, missing or loose light fixtures, switches and outlets, covers and plates
- Check all outlets for proper polarity and verify ground on 3-prong outlets
- Install hard-wired, battery backup smoke detector per bulletin 80-1 and other smoke detectors as required by the IRC. Also, Install carbon monoxide detector(s) within 10 feet of all bedrooms
- Replace all painted-over receptacles.

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**ELECTRICAL**      **Inspector: Dan Moynihan**      **Phone: 651-266-9036**

- Remove and or/ re-wire all illegal, improper or hazardous wiring in first floor laundry room ceiling.
- Replace all painted-over receptacles.
- Properly wire second floor furnace.
- Install box extensions on devices located in wood paneling.
- Based on repair list purchase permit for 16 circuits.
- All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
- Any open walls or walls that are opened as part of this project must be wired to the standards of the current NEC.
- All buildings on the property must meet the St. Paul Property Maintenance Code (Bulletin 80-1).
- All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

**PLUMBING**      **Inspector: Rick Jacobs**      **Phone: 651-266-9054**

- Basement - Water Heater - not fired or in service (MPC 2180)
- Basement - Second Floor Water Heater - Second Floor Water Heater - need drain pan installed
- Basement - Second Floor Water Heater - Water Heater - T and P relief discharge piping incorrect (MPC 2210 Subp. 4)
- Basement - Second Floor Water Heater - Water Heater - Water piping incorrect (MPC 1730 Subp. 1)
- Basement - Second Floor Water Heater - Water Heater - gas venting incorrect (IFGC 503)
- Basement - Second Floor Water Heater - Water Heater - not fired or in service (MPC 2180)
- Basement - Water Meter - meter is removed or not in service (MPC 4715.1700)
- Basement - Water Piping - provide water piping to all fixtures and appliances (MPC 1700)
- Basement - Water Piping - repair or replace all corroded, broken or leaking piping (MPC 4715.1720)
- Basement - Gas Piping - replace improper piping or fittings (IFGC 406.1.2)
- Basement - Soil and Waste Piping - improper pipe supports (MPC 1430 Subp. 4)
- Basement - Soil and Waste Piping - no front sewer clean out (MPC 1000)
- Basement - Soil and Waste Piping - no soil stack base clean out
- First Floor - Laundry Stand Pipe - unvented (MPC 0200 E)
- First Floor - Laundry Stand Pipe - waste incorrect (MPC 2300)
- First Floor - Laundry Stand Pipe - water piping incorrect (MPC 0200 P.) also, support water pipe and waste pipe properly.
- First Floor - Lavatory - waste incorrect (MPC 2300)
- First Floor - Sink - unvented (MPC 0200. E)
- First Floor - Sink - waste incorrect (MPC 2300)

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**PLUMBING**

**Inspector: Rick Jacobs**

**Phone: 651-266-9054**

- First Floor - Tub and Shower - faucet is missing, broken or parts missing (MPC 0200. P.)
- First Floor - Tub and Shower - provide anti-scald valve (MPC 1380. Subp. 5)
- First Floor - Tub and Shower - provide stopper (MPC 1240)
- Second Floor - Toilet - reset toilet on firm base.
- Second Floor - Gas Piping - support gas pipe properly.
- Second Floor - Gas Piping - dryer gas shutoff; connector or piping incorrect (IFGC 402.1)
- Second Floor - Gas Piping - range gas shut off; connector or piping incorrect (IFGC 411 1.3.3)
- Second Floor - Gas Piping - replace improper piping or fittings (IFGC 406.1.2)
- Second Floor - Gas Piping - run dryer vent to code (IFGC 613.1 - IMC 604.1)
- Second Floor - Lavatory - unvented (MPC 0200. E)
- Second Floor - Lavatory - waste incorrect (MPC 2300)
- Second Floor - Sink - unvented (MPC 0200. E)
- Second Floor - Sink - waste incorrect (MPC 2300)
- Second Floor - Tub and Shower - Provide access (MPC 0900)
- Second Floor - Tub and Shower - provide anti-scald valve (MPC 1380. Subp. 5)
- Second Floor - Tub and Shower - provide stopper (MPC 1240)
- Exterior - Lawn Hydrants - Broken or parts missing (MPC 0200 K)
- Exterior - Lawn Hydrants - Requires backflow assembly or device (MPC 2000)
- Obtain plumbing permits prior to commencement of work.

**HEATING**

**Inspector: Maureen Hanson**

**Phone: 651-266-9043**

- Install approved lever handle manual gas shutoff valve on second floor furnace and remove unapproved valve.
- Install approved lever handle manual building shutoff gas valves in an accessible location ahead of the first branch tee in each unit.
- Clean and Orsat test both furnace burners. Check all controls for proper operation. Check furnace heat exchangers for leaks; provide documentation from a licensed contractor that the heating units are safe.
- Move second floor furnace out of closet/alcove or provide documentation from the equipment manufacturer indicating that it is an approved installation.
- Replace furnace flue venting in basement to code.
- Provide adequate clearance from flue vent pipe on furnaces to combustible materials or provide approved shielding according to code.
- Vent clothes dryers to code.
- Provide adequate combustion air and support ducts to code.
- Provide support for gas lines to code.
- Plug, cap and/or remove all disconnected gas lines.
- Provide a window in the bathrooms with an aggregate glazing area of not less than 3 square feet, one-half of which must be openable or provide exhaust system vented to outside. A mechanical ventilation permit is required if an exhaust system is installed.

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**HEATING**

**Inspector: Maureen Hanson**

**Phone: 651-266-9043**

- All supply and return ducts for warm air heating system must be clean before final approval for occupancy. Provide access for inspection of inside of ducts or provide documentation from a licensed duct-cleaning contractor that the duct system has been cleaned.
- Repair and/or replace heating registers as necessary.
- Provide heat in every habitable room and bathrooms.
- Conduct witnessed pressure test on gas piping systems.
- Provide access to attic to inspect gas piping.
- Mechanical permits are required for the above work.

**ZONING**

1. This property is in a(n) RT1 zoning district.
2. This property was inspected as a Duplex.

**Notes:**

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

**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  
Phone: 651-266-9046  
Email: james.seeger@ci.stpaul.mn.us

JLS:ml  
Attachments