



# APPLICATION FOR APPEAL

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JUL 14 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, 7-26-11

Time 11:00 am

**Location of Hearing:**

Room 330 City Hall/Courthouse

*mailed 7-14-11*

## Address Being Appealed:

Number & Street: 1746 Laurel Ave City: ST PAUL State: MN Zip: 55104

Appellant/Applicant: RYAN MAHONEY Email RYANMAHONEY73@gmail.com

Phone Numbers: Business \_\_\_\_\_ Residence \_\_\_\_\_ Cell (585) 905-7767

Signature: Ryan D Mahoney Date: 7/13/11

Name of Owner (if other than Appellant): Wesley Schochet

Address (if not Appellant's): 508 Tyne Ln ST PAUL MN 55123

Phone Numbers: Business (651) 855-2081 Residence \_\_\_\_\_ Cell (651) 592-5441

## 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

Please see attached explanation.

Explanation for:  
Appeal of Vacate Order and Revocation of Fire C and O for 1746 Laurel

I wish to appeal the vacate order so my family can have more time to find a place to live if this become necessary, although we would prefer to stay in the duplex. We pay our rent every month and keep the duplex clean and tidy, as do our neighbors in the lower duplex. The duplex is a safe place to live, and there is no need to vacate it. The neighborhood is full of great families who would not like to see this house go vacant, and would not like us to leave. If we have to move out, it will be solely due to our landlord not completing repairs required by the City of Saint Paul. I hope that he can work out a plan with the city to complete the required repairs and give us enough peace of mind so that we can stay in this great old house.



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

July 6, 2011

WESLEY A SCHOCHET  
508 TYNE LN  
ST PAUL MN 55123-3957

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

RE: 1746 LAUREL AVE  
Ref. # 105997

Dear Property Representative:

Your building was inspected on July 6, 2011, for the renewal of the Certificate of Occupancy. Since you have failed to comply with the applicable requirements, it has become necessary to revoke the Certificate of Occupancy in accordance with Section 33.05 of the Saint Paul Legislative Code.

**A re-inspection will be made on August 1, 2011 at 2:00 PM or the property vacated.**

The Saint Paul Legislative Code further provides that no building shall be occupied without a Certificate of Occupancy. Failure to immediately complete the following deficiency list or the building vacated may result in a criminal citation.

#### DEFICIENCY LIST

1. 1746 - Kitchen - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the ceiling in an approved manner.-Repair or replace the damaged or deteriorated ceiling.
2. 1746 - Kitchen - SPLC 34.11 (4), 34.34 (1), MPC 4515, MPC 326 - Connect or cap the sewer piping in accordance with the plumbing code. This work may require a permit. Contact DSI at 651-266-8989.-Connect the sink drain properly per code.
3. 1746 - 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.-Report received for 1748 unit only.

4. 1746 - MSFC 605.4.1, 605.4.2 - Relocatable power taps shall be of the polarized or grounded type, equipped with overcurrent protection, and shall be listed in accordance with UL 1363. Relocatable power taps shall be directly connected to a permanently installed receptacle.
5. 1748 - Bathroom - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-9090. -Repair non-grounded three prong outlet.
6. 1748 - South Bedroom - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the ceiling in an approved manner.-Repair or replace the damaged or deteriorated ceiling.
7. Attic - MSFC 605.1 - Remove unapproved exposed wiring and install in accordance with the electrical code. This work may require a permit(s). Call DSI at (651) 266-9090.
8. Basement - West - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-9090. -Repair outlet that has reversed polarity.
9. Basement - West - MSFC 605.1 -Provide a grounding jumper around the water meter.
10. Basement - NEC 440.13 - For cord-connected equipment such as room air conditioners, household refrigerators and freezers, drinking water coolers, and beverage dispensers, a separable connector or an attachment plug and receptacle shall be permitted to serve as the disconnecting means. The appliance must plug directly into a permanent outlet.  
-Contact a licensed electrician to provide an approved outlet for the dishwasher. This work may require a permit. Contact DSI at 651-266-9090.
11. Basement - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.
12. Basement - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 415.0220 - Repair or replace and maintain the plumbing fixture to an operational condition.-Repair leaking laundry sink drain.
13. Basement - 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 will require a permit(s). Call DSI at (651) 266-8989.
14. Basement - SPLC 34.10 (1) - Abate and maintain the basement reasonably free from dampness and free of mold and mildew.
15. Basement - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-9090. -Repair non-grounded three prong outlets.
16. Exterior - Front - SPLC 34.09 (2), 34.32(2) - Repair or replace the unsafe stairways, porch, decks or railings in an approved manner. This work will require a permit(s). Call DSI at (651) 266-9090. The front porch has structural damage.  
-Contact a licensed contractor to evaluate and repair damaged front porch and structural supports in an approved manner. Provide documentation and obtain approval under permit.

17. Exterior - Porch - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window glass.
18. Exterior - Rear - SPLC 34.09 (1) e, 34.32 (1) d - Provide and maintained the roof weather tight and free from defects.-Repair the damaged roof and soffit for the rear second floor deck.
19. Exterior - Rear - SPLC 34.09 (2) 34.32 (2) - Provide an approved guardrail with intermediate balustrade or rails 4 inches or less apart. This work may require a permit(s). Call DSI at (651) 266-9090. -Rear second floor deck.
20. Exterior - Rear - 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.-Repair damaged siding where the cable has pulled away.
21. Exterior - Rear - SPLC 34.08 (1), 34.31 (1) - All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces.
22. Exterior - SPLC 34.09 (1) e, 34.32 (1) d - Provide and maintained the roof weather tight and free from defects. There has been water leaking into the upper unit.-Repair roof leaks in an approved manner.
23. Exterior - SPLC 34.08 (2) - Provide and maintain the property grade to slope away from the building to minimize the accumulation of water near the building. This work may require a permit(s). Call DSI at (651) 266-9090.
24. Garage - 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.-Repair damaged fascia and replace damaged shingles.
25. Garage - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring. This work may require a permit. Contact DSI at 651-266-8989.-Contact a licensed electrician to provide an approved outlet for the garage door opener. Obtain approval under permit.
26. Interior - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.-Throughout both units.
27. Interior - SPLC 34.19 - Provide access to the inspector to all areas of the building.
28. SPLC 39.02(c) - Complete and sign the smoke detector affidavit and return it to this office.

For an explanation or information on some of the violations contained in this report, please visit our web page at: <http://www.ci.stpaul.mn.us/index.aspx?NID=211>

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: [william.beumer@ci.stpaul.mn.us](mailto:william.beumer@ci.stpaul.mn.us) or call me at 651-266-8991 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

William Beumer  
Fire Inspector

Ref. # 105997