



APPLICATION FOR APPEAL

Saint Paul City Clerk

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8560

RECEIVED

SEP 13 2010

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CITY CLERK

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

YOUR HEARING Date and Time:

Tuesday, Sept 28, 2010

Time 1:30 pm

Location of Hearing:

Room 330 City Hall/Courthouse

Address Being Appealed:

Number & Street: 835 Laurel City: Sf. Paul State: MN Zip: 55104

Appellant/Applicant: Victor + Julia Custardo Email: Victor.Custardo@CTSERVINC6.COM

Phone Numbers: Business ⁶⁵¹ 893-3531 Residence _____ Cell ⁶¹² 839-31605

Signature: Victor Custardo Julia Custardo Date: 9-2-10

Name of Owner (if other than Appellant): _____

Address (if not Appellant's): CONTACT address 401 Sibley St. #548
St. Paul, MN 55101

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
- Fire C of O: Only Egress Windows
- Code Enforcement Correction Notice
- Vacant Building Registration
- Other
- Other
- Other

RE: 835 Laurel Ave
FILE# 08 122754 VBJ
Regarding MASTER Bed Room, ESCAPE
REQUIREMENTS (20" x 24" OPENING)
CURRENT WINDOWS INSTALLED LESS THAN
2 YEARS AGO AND ARE DESIGNED FOR
ARCHITECTURE OF HOUSE (OVER 100 years old)
WINDOWS WILL OPEN TO 20" x 24" REQUIREMENT
WHEN DESIGNED WINDOW TABS ARE EASILY
POPPED OFF. ALSO CURRENT WINDOWS ARE
CERTIFIED UNDER THE AAMA WINDOW CERTIFICATION P.



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

Code Compliance Report

April 23, 2010

Indymac Mortgage Services
2900 ESPERANZA CROSSING
AUSTIN TX 78758

Re: 835 Laurel Ave
File#: 08 127754 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on April 09, 2010.

Please be advised that this report is accurate and correct as of the date April 23, 2010. 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 April 23, 2010. 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: Ken Eggers** **Phone: 651-266-9047**

- Insure basement cellar floor is even, cleanable and all holes are filled
- Dry out basement and eliminate source of moisture
- Remove mold, mildew and moldy or water damaged materials
- Cover water meter pit with concrete or decay resistant, screw down cover
- Install handrails and guardrails at all stairways, including basement stairways, and return handrail ends to the wall or newel post per attachment.
- Strap or support top of stair stringers
- Install tempered or safety glass in window over stair landing to code
- Install tempered or safety glass in window over stairway to code
- Install tempered or safety glass in window over bathtub to code
- 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
- Provide and operable latching device for all windows
- Provide operable hardware at all doors and windows

Re: 835 Laurel Ave

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BUILDING

Inspector: Ken Eggers

Phone: 651-266-9047

- Provide thumb type deadbolts for all entry doors. Remove any surface bolts
- Repair or replace damaged doors and frames as necessary, including storm doors
- Weather seal exterior doors
- Install floor covering in bathroom and kitchen that is impervious to water
- Repair walls, ceiling and floors throughout, as necessary
- Prepare and paint interior and exterior as necessary. Observe necessary abatement procedure if lead base paint is present (See St Paul Legislative Code, Chap. 34 for additional information).
- Where wall and ceiling covering is removed install full thickness or code-specified insulation
- Provide smoke detectors per the MN Building Code and carbon monoxide detectors per State Law.
- Habitable rooms with new usage and replaced windows shall have glass area equal to 8% of floor area, or a minimum of 8 sq. ft, one-half of which shall operate; and all bedroom windows shall meet emergency escape requirements (20 inch minimum opening width, 24 inch minimum opening height, and minimum net glazed area of 5.7 sq. ft.)
- Verify proper venting of bath exhaust fan to exterior
- Replace or repair landing and stairway per code
- Repair siding, soffit, fascia, trim, etc. as necessary
- Maintain 6 inches minimum clearance between wood and soil, sloped to drain away from foundation of garage.
- Provide proper drainage around house to direct water away from foundation of house.
- Provide proper drainage around garage to direct water away from foundation of garage.
- Install downspouts and a complete gutter system.
- Install rain leaders to direct drainage away from foundation.
- Repair chimney in an approved manner.
- Provide general rehabilitation of garage.
- Repair or replace rotted and damaged soffit and fascia at gables, 3 sides, and evidence of intrusion by animals.
- Remove and replace damaged decking at wrap around porch
- Install handrail to code at front and side porch stairs and rear ramp.
- Repair column bases on south end of porch, existing are rotted.
- Infill around plumbing pipe penetrations under all sinks as necessary.
- Remove small trees from egress well on east side of house.
- Repair chimney cap, bricks missing and needs re-linking
- Caulk back splashes at all sinks as necessary.
- Re attach sink counter top in basement bathroom and second floor
- Repair foundation wall at basement window, west side, and south end.
- Pull back carpeting at south end of basement and investigate hump in floor and evidence of untreated subfloor at grade. Call for inspections.
- Replace carpeting at south end of basement carpet damaged and stained.
- Infill the openings at chimney also around exhaust pipes and access.

BUILDING **Inspector: Ken Eggers** **Phone: 651-266-9047**

- Install new cabinet door and handles where missing in kitchen.
- Repair shower wall at main level bathroom where accessible seating is attached. Install backing and repair tile.
- Install ¼ inch plexi glass in front of leaded glass window at stairway to second floor. The bottom sash only
- Finish interior remodel at 3rd floor.
- Installed tempered glazing at second and third floor window at stairs and landing.
- Raise handrails to 3rd floor to meet code requirements.
- Repair or replace garage floor, existing is damaged and uneven, base is dirt.
- Repair or replace siding, skirt and ceiling in garage. Garage is beginning to separate at northeast corner. Evidence of no foundation footing and walls are starting to push out and roof system and ceiling joists are sagging.
- Install 5/8 inch type X sheetrock on north and east walls to meet fire separation to property lines requirement.
- Install skirting at rear deck where missing and front deck.
- Refinish wood floors or provide new floor covering.
- Replace carpeting at second floor southwest bedroom.
- Raise telephone cable lines at rear to at least 10 feet above walking surfaces.
- Repair or replace overhead garage door.
- Install guardrail cap at rear deck on east side and re-secure decking at first flight of ramp.
- Remove small tree growing through skirting at rear deck.
- A building permit is required to correct the above deficiencies.

ELECTRICAL **Inspector: Cari Williamette** **Phone: 651-266-9034**

- Provide a complete circuit directory at service panel indicating location and use of all circuits
- Repair or Replace all broken, missing or loose light fixtures, switches and outlets, covers and plates
- 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
- Remove and or/ re-wire all illegal, improper or hazardous wiring
- Replace all painted-over receptacles.
- Throughout building, install outlets and light fixtures as specified in Bulletin 80-1.
- 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 2008 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.

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PLUMBING

Inspector: Rick Jacobs

Phone: 651-266-9054

- Basement - Water Heater - T and P relief discharge piping incorrect
- Basement - Water Heater - Vent must be in chimney liner
- Basement - Water Heater - gas venting incorrect also provide proper combustion air for water heater and boiler
- Basement - Water Heater - not fired or in service
- Basement - Water Meter - meter is removed or not in service
- Basement - Water Piping - boiler fill water line requires backflow assembly or device
- Basement - Water Piping - repair or replace all corroded, broken or leaking piping
- Basement - Lavatory - waste incorrect
- Basement - Lavatory - water piping incorrect
- Basement - Sink - waste incorrect also, the sink is missing
- Basement - Sink - water piping incorrect
- Basement - Soil and Waste Piping - need 4 inch full size main clean out and verify the building drain is 4 inch
- First Floor - Kitchen - Sink - waste incorrect
- First Floor - Kitchen - Sink - water piping incorrect
- First Floor - Gas Piping - range gas shut off; connector or piping incorrect
- First Floor - Toilet Facilities - fixture is broken or parts missing
- First Floor - Shower - Provide a vacuum breaker for the handheld shower
- Second Floor - Lavatory - waste incorrect
- Second Floor - Tub and Shower - provide stopper
- Third Floor - Lavatory - incorrectly vented
- Third Floor - Lavatory - waste incorrect
- Third Floor - Lavatory - water piping incorrect
- Third Floor - Tub and Shower - incorrectly vented
- Third Floor - Tub and Shower - provide anti-scald valve
- Third Floor - Tub and Shower - waste incorrect
- Third Floor - Tub and Shower - water piping incorrect
- Exterior - Rain Leader - Not properly plugged or capped off
- **Comments** - Plumbing remodels of first, second, third and basement bathrooms were never permitted. Pull proper permits and proper inspections are needed.
- Obtain plumbing permits prior to commencement of work.

HEATING

Inspector: Paul Lauer

Phone: 651-266-9041

- Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
- Clean and Orsat test boiler burner. Check all controls for proper operation. Provide documentation from a licensed contractor that the heating unit is safe.
- Install approved metal chimney liner.
- Connect boiler and water heater venting into chimney liner.
- Provide adequate combustion air and support duct to code.

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HEATING

Inspector: Paul Lauer

Phone: 651-266-9041

- Provide appropriate size operable window in bathrooms or provide exhaust system vented to outside. A mechanical ventilation permit is required if an exhaust system is installed.
- Provide heat in every habitable room and bathrooms.
- Install back flow preventer on city water fill line to hot water heating system and pipe vent as required.
- Repair or replace radiator valves as needed.
- Remove automatic damper on boiler vent connector.
- Gas and hydronic 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 Single Family Dwelling.

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 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 Ken Eggers between 7:30 - 9:00 AM at 651-266-8989 or leave a voice mail message.

Sincerely,

James L. Seeger
Code Compliance Officer
JLS:ml
Attachments