



# APPLICATION FOR APPEAL

RECEIVED  
FEB 11 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 517529)
- Copy of the City-issued orders or letter which are being appealed
- Attachments you may wish to include
- This appeal form completed

<b>YOUR HEARING Date and Time:</b>
Tuesday, <u>Feb. 22, 2011</u>
Time <u>1:30 p.m.</u>
<b>Location of Hearing:</b>
<u>Room 330 City Hall/Courthouse</u>

## Address Being Appealed:

Number & Street: 934 Edgerton City: St. Paul State: MN Zip: 55101

Appellant/Applicant: Angela Teegarden Email angela.teegarden@aol.com

Phone Numbers: Business 612-239-3315 Residence same Cell same

Signature: [Signature] Date: 2-10-11

Name of Owner (if other than Appellant): \_\_\_\_\_

Address (if not Appellant's): P.O. Box 702, Lakeland, MN 55043

Phone Numbers: Business 612-239-3315 Residence same Cell same

## 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

See Attached

Appeal – Fire Inspection Correction Notice  
934 Edgerton Street  
Reference #17260

1. Exterior Obstruction: Need clarification that we don't need to remove all the snow from porch but just to maintain clear pathway to and from apartment doors.
2. Ice Dams – 34.09 – There is no language that requires us to remove ice and snow from roof. We do not have any water leaking into units from the roof at this time. If the roof is holding up and not leaking – why spend \$300/hour for roof snow removal to fix something that is not broken? Everything is frozen solid at this moment in time anyway – any hacking away at ice/snow on the roof would more than likely cause roof damage.
4. Exterior Porch work – We request an extension until July 31, 2011 to complete any exterior repairs to front porch.
5. Exterior Gutter work – In order to fully assess and repair any damage – the gutter needs to be free of ice and snow. We request an extension until July 31, 2011 to complete any exterior repairs to gutters.
8. Exterior Walls/Painting – It was noted in letter to repair defective areas of siding. Nothing was specifically pointed out to me except one corner piece of siding that was missing. How this was worded could mean one hundred dollars worth of work or thousands of dollars worth of work – We cannot afford expensive siding work at this time. More clarification is needed.

We would request an extension until July 31, 2011 for any exterior painting.

9. Stairwell Handrail – There is nothing to attach the railing to to extend the one extra step – We would like a variance approved for the basement stair railing to keep the railing as is.
15. Vacant Unit – I would like to be able to rent this vacant unit out without anything holding it up – this is a turnover unit – no major damages – no items specifically noted – would like to be able to rent this unit out without having to wait for a reinspection.
26. Carpeting – The carpeting area in question has a bleach stain right in middle. Keeping the carpet in a professional state of repair can be interpreted in many different ways. Usually carpeting is replaced at turnover. Is it necessary to dye or patch carpeting for city code compliance after a bleach stain? It seems to me that this goes above and beyond what to look for in a city code certificate of occupancy inspection. I would like to request an extension to handle any carpet issues with this unit for after the existing tenants vacate the premises.
31. CO Detectors – There are no fuel burning appliances in the building. Enclosed is a copy of the Owner's Certification of Exemption for Installation of Carbon Monoxide Alarms which I have submitted to the State Fire Marshal's Office.



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)

February 7, 2011

ANGELA & ERIC TEEGARDEN  
PO BOX 702  
LAKELAND MN 55043 0702

### FIRE INSPECTION CORRECTION NOTICE

RE: 934 EDGERTON ST  
Ref. #17260  
Residential Class: C

Dear Property Representative:

Your building was inspected on February 4, 2011 for the renewal of your Fire Certificate of Occupancy. Approval for occupancy will be granted upon compliance with the following deficiency list. The items on the list must be corrected prior to the re-inspection date. **A re-inspection will be made on March 9, 2011 at 1:00 P.M..**

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 shall be occupied without a Fire Certificate of Occupancy. The code also provides for the assessment of additional re-inspection fees.

YOU WILL BE RESPONSIBLE FOR NOTIFYING TENANTS IF ANY OF THE FOLLOWING LIST OF DEFICIENCIES ARE THEIR RESPONSIBILITY.

#### DEFICIENCY LIST

1. EXTERIOR - EXIT OBSTRUCTION - MSFC 1011.2 - Remove the materials that cause an exit obstruction.  
Maintain a clear and unobstructed exitway.-  
Remove snow/ice from exterior 2nd floor porch. ---  
Remove snow/ice from basement entry steps.
2. EXTERIOR - ICE DAMS - 34.09 Remove accumulation of ice dams/snow from roof.

3. EXTERIOR - LIGHT FIXTURE COVERS - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped.-  
Provide light fixture covers where missing.
4. EXTERIOR - PORCHES - SPLC 34.09 (2), 34.32(2) - Repair or replace the damaged guardrail in an approved manner. This work may require a permit(s). Call DSI at (651) 266-9090.-  
Replace deteriorated/rotting front porch guardrail.
5. EXTERIOR - ROOF/GUTTERS - SPLC 34.09 (1) e, 34.32 (1) d - Provide and maintained the roof weather tight and free from defects.-  
Ice dams tearing off gutters.  
Repair roof/gutters.
6. EXTERIOR - SANITATION - SPLC 34.08 (1), 34.31 (1) - All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces.  
Clean up rear area near basement entry of all animal feces.
7. EXTERIOR - SNOW SNOW/ICE - Remove the accumulation of snow or ice from the public and private sidewalk abutting this property.-  
Remove snow/ice from all private and public sidewalks--includes walks to street and walks to basement entry.
8. EXTERIOR - WALLS/PAINTING - 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 defective areas of siding. *SPNvg*  
Scrape and repaint painted areas of building where paint deteriorated, worn etc--includes porches, steps etc.
9. EXTERIOR BASEMENT - STAIRWELL HANDRAIL - SPLC 34.09 (2) 34.32 (2) - *SPNvg*  
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.-  
Provide handrail full length of exterior basement entry steps.
10. INTERIOR BASEMENT - ALLOW INSECTION - SPLC 34.19 - Provide access to the inspector to all areas of the building.  
No access to basement due to door being unable to be opened.  
Remedy problem with door.  
Will inspect basement on re-inspection.
11. UNIT 934 #1 - BATHROOM VENTING - SPLC 34.14 (3), MPC 4715.200.T - Provide and maintain a window or approved ventilation system in all bathrooms.-  
Clean bathroom mechanical venting.

12. UNIT 934 #1 - BATHROOM WALLS - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the walls in an approved manner.  
Repair water damaged areas of bathroom walls.-  
Patch the holes and/or cracks in the walls.  
Paint the wall.
13. UNIT 934 #1 - COVER PLATES - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.
14. UNIT 934 #1 - OUTLET ADAPTER PLUGS - MSFC 605.4 - Discontinue use of all multi-plug adapters.-  
Remove all adapter plugs.
15. **UNIT 934 #2 - VACANT UNIT - SPLC 33.05 - Uncertified portions of the building must not be occupied until inspected and approved by this office.**
16. UNIT 936 #1 - BATHROOM VENT FAN - SPLC 34.14 (3), MPC 4715.200.T - Provide and maintain a window or approved ventilation system in all bathrooms.-  
Clean bathroom mechanical ventilation fan.
17. UNIT 936 #1 - BATHROOM WALL - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the walls in an approved manner.-  
Replace water damaged areas and moldy area of bathroom wall.
18. UNIT 936 #1 - BLOCKED EGRESS WINDOWS - MSFC 1011.2 - Remove the materials that cause an exit obstruction.  
Maintain a clear and unobstructed exitway.-  
Blocked bedroom egress windows.  
Remove beds blocking bedroom egress windows.
19. UNIT 936 #1 - FLOOR TILES - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the floor in an approved manner.-  
Repair or replace the defective kitchen/hallway floor tiles.
20. UNIT 936 #1 - FRONT ENTRY DOOR - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door latch.-  
Repair/replace front door door knob/latching assembly to properly function--does not latch.
21. UNIT 936 #1 - INTERIOR DOORS - SPLC 34.10 (7), 34.33 (6) - Repair or replace and maintain the woodwork in an approved manner.-Replace missing bedroom door frame/trim.
22. UNIT 936 #2 - BATHROOM DOOR - SPLC 34.10 (7), 34.33 (6) - Repair or replace and maintain the woodwork in an approved manner.-  
Repair bathroom door--falling off hinges.  
Replace missing door knob assembly for bathroom door.

23. UNIT 936 #2 - COVER PLATES - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.-  
Replace broken switch cover plate.
24. UNIT 936 #2 - EXIT OBSTRUCTION - MSFC 1011.2 - Remove the materials that cause an exit obstruction.  
Maintain a clear and unobstructed exitway.-  
Remove all items from steps to 2nd floor of unit and keep free of same in future.
25. UNIT 936 #2 - EXTENSION CORDS - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.-  
Remove seasonal lights from walls/windows--extension cords.
26. UNIT 936 #2 - FLOORS/CARPETING - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the floor in an approved manner.-  
Repair or replace the defective kitchen floor tile.  
Repair/replace damaged/worn carpeting.
27. UNIT 936 #2 - GUARDRAIL - SPLC 34.10 (3), 34.33(2) - Repair or replace the damaged guardrail in an approved manner.-  
Guardrail top of steps loose.  
Repair and re-secure.
28. UNIT 936 #2 - KITCHEN COUNTER - SPLC 34.12 (2), 34.35 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition.-  
Repair/replace damaged kitchen cabinet counter.
29. UNIT 936 #2 - SANITATION - SPLC 34.10 (5), 34.33 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.-  
Unit generally dirty throughout--walls, floors, carpeting, appliances, fixtures etc.  
Unit to be cleaned throughout and kept clean.
30. UNIT 936 #2 - STORM DOOR - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door in good condition.-  
Repair/replace defective storm door/closer..
31. UNITS ALL - CO DETECTORS - 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 manufacturers instructions.-  
Provide CO detectors for all units within 10 feet of each bedroom door.
32. UNITS ALL - LIGHT FIXTURE COVERS - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped.

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.

- Feb 15

If you have any questions, email me at: [barb.cummings@ci.stpaul.mn.us](mailto:barb.cummings@ci.stpaul.mn.us) or call me at 651-266-8943 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,

Barb Cummings  
Fire Inspector

Reference Number 17260

600.51 paul, gov  
gov  
city clerk  
- mail it X

Feb. 10, 2011

State Fire Marshal's Office  
444 Cedar Street Suite 145  
St. Paul, MN 55101

Re: 934/936 Edgerton Street  
St. Paul, MN 55101

Dear State Fire Marshal's Office:

I am enclosing the Owner's Certification of Exemption for Installation of Carbon Monoxide Alarms for the above noted address. We have been requested to provide these alarms per the City's Certificate of Occupancy Inspection. However, we don't have any gas or fuel burning appliances in the building.

Please let me know if there is anything else we need to do for this or if you need more information.

Sincerely,



Angela Teegarden  
P.O. Box 702  
Lakeland, MN 55043  
612-239-3595



**MINNESOTA DEPARTMENT OF PUBLIC SAFETY  
CARBON MONOXIDE ALARM REQUIREMENTS  
July, 2009**

Instructions: This document gives the legal requirements for installation of carbon monoxide alarms, states the allowed exceptions and provides a form that may be mailed to the State Fire Marshal's Office, 444 Cedar Street, Suite 145, St. Paul 55101 for multi-family dwelling owners meeting the exception requirements.

**LEGAL REQUIREMENTS**

**[MN Statute 299F.51] Requirements for Carbon Monoxide Alarms**

**Subdivision 1. Generally.** Every single family dwelling and every dwelling unit in a multifamily dwelling must have an approved and operational carbon monoxide alarm installed within 10 feet of each room lawfully used for sleeping purposes.

**Subdivision 2. Owner's duties.** The owner of a multifamily dwelling unit which is required to be equipped with one or more approved carbon monoxide alarms must:

- (1) provide and install one approved and operational carbon monoxide alarm within ten feet of each room lawfully used for sleeping; and
- (2) replace any required carbon monoxide alarm that has been stolen, removed, found missing, or rendered inoperable during a prior occupancy of the dwelling unit and which has not been replaced by the prior occupant prior to the commencement of a new occupancy of a dwelling unit.

**Subdivision 3. Occupant's duties.** The occupant of each dwelling unit in a multifamily dwelling in which an approved and operational carbon monoxide alarm has been provided and installed by the owner must:

- (1) keep and maintain the device in good repair; and
- (2) replace any device that is stolen, removed, missing, or rendered inoperable during the occupancy of the dwelling unit.

**Subdivision 4. Battery removal prohibited.** No person shall remove batteries from, or in any way render inoperable, a required carbon monoxide alarm.

**Subdivision 5. Exceptions, certain multifamily dwellings and state-operated facilities.**

- (a) In lieu of requirements of subdivision 1, multifamily dwellings may have approved and operational carbon monoxide alarms installed between 15 and 25 feet of carbon monoxide producing central fixtures and equipment provided there is a centralized alarm system or other mechanism for responsible parties to hear the alarm at all times.
- (b) An owner of a multifamily dwelling that contains minimal or no sources of carbon monoxide may be exempted from the requirements of subdivision 1, provided that such owner certifies to the commissioner of public safety that such multifamily dwelling poses no foreseeable carbon monoxide risk to the health and safety to the dwelling units.
- (c) The requirements of this section do not apply to facilities owned or operated by the state of Minnesota.

**Effective Date.** This section is effective January 1, 2007, for all newly constructed single family and multifamily dwelling units for which building permits were issued on or after January 1, 2007; August 1, 2008 for all existing single family dwelling units; and August 1, 2009, for all multifamily dwelling units.

**CARBON MONOXIDE MEDICAL COMPLICATIONS AND SYMPTOMS**  
U.S. Environmental Protection Agency

Carbon monoxide (CO) is produced whenever any fuel such as gas, oil, kerosene, wood, or charcoal is burned. You can't smell or see carbon monoxide, but at high levels it can kill a person in minutes. Hundreds of people die accidentally every year from CO poisoning caused by malfunctioning or improperly used fuel-burning appliances and idling cars. Fetuses, infants, elderly people and people with anemia or with a history of heart or respiratory disease can be especially susceptible.

Moderate levels of CO can cause severe headaches, dizziness, mental confusion, nausea and fainting. People can die if moderate levels persist for a long time. Low levels of CO can cause shortness of breath, mild nausea, and mild headaches, and may have longer term effects on health. Since many of these symptoms are similar to those of the flu, food poisoning, or other illnesses, people may not recognize the cause as CO.

Owner's Certification of Exemption  
For  
Installation of Carbon Monoxide Alarms

MN Statute 299F.51 - Exception:

**Subdivision 5 (b) An owner of a multifamily dwelling that contains minimal or no sources of carbon monoxide may be exempted from the requirements of subdivision 1, provided that such owner certifies to the commissioner of public safety that such multifamily dwelling poses no foreseeable carbon monoxide risk to the health and safety to the dwelling units.**

If certifying exemption 5 (b) to the commissioner of Public Safety, please complete this form, retain one copy for your records and return one copy to the State Fire Marshal's Office, 444 Cedar Street, Suite 145, St. Paul 55101.

**Certification of Carbon Monoxide Exemption Form**

I, the owner, Angela Teegarden, P.O. Box 702, Lakeland, MN 55043  
Print name (and mailing address if different from multifamily dwelling address)

of a multifamily dwelling located at:

934 / 936 Edgerton Street  
(address)

St. Paul, MN 55101  
(city, state, zip code)

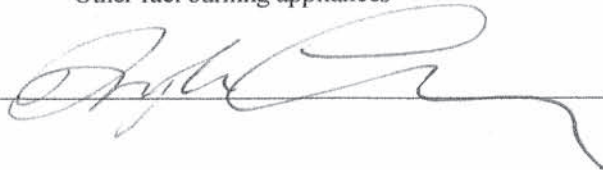
certify to the commissioner of public safety that I have:

1. Read Minnesota Statute 299F.51 and,
2. The facility contains minimal or no sources of carbon monoxide such that the multi-family dwelling contains no foreseeable carbon monoxide risks.

\*Please consider that the following are common sources of carbon monoxide that can be hazardous to human occupants.

- Gas kitchen range
- Gas, oil, wood, coal, kerosene, corn furnaces, heaters, boilers, stoves
- Gas, charcoal grills allowed within building
- Gas, oil water heaters
- Gas clothes dryers
- Gas ovens
- Gas fryers or other gas kitchen appliances
- Portable fuel or gas heaters
- Gas, oil, wood fireplaces
- Attached or tuck-under parking garage
- Other fuel burning appliances

Owner Signature



Date 2-10-11

- Building has no gas appliances
- electric baseboard heat
- electric water heaters
- no garage
- no grills allowed within Building

-----Original Message-----

From: Barb Cummings <Barb.Cummings@ci.stpaul.mn.us>

To: angelateegarden <angelateegarden@aol.com>

Sent: Wed, Feb 9, 2011 3:04 am

Subject: Re: 934 Edgerton Street

For the vacant unit repairs--all repairs needed for that unit to be completed before renting out.

For the carpet---if replacing the part damaged fine, If the carpet was just bleached out try having a professional dye the carpeting a darker color--other owners have had good results. If the carpet is worn etc .- -area shall be replaced. If done properly probably would not need to replace entire carpeting.

As for the exterior roof, ice dams etc. The ice/snow needs to be taken care of immediately--if not you may need to do extensive interior repairs if water is backed up and leaks in the building ceilings and walls--besides the gutters and roof repairs.

Also too if the weight of the ice/snow gets too great the entire roof may collapse.

This is something that cannot wait--it is supposed to get warm again this weekend and more snow will melt creating more ice buildup. The more buildup the more weight.

Removing the ice dams and snow is the only item regarding this that needs to be addressed now--any exterior repairs can wait a couple of months.

The rear 2nd floor porch deck also needs to have the snow removed before the weight gets too much also.

Barb

>>> <[angelateegarden@aol.com](mailto:angelateegarden@aol.com)> 2/8/2011 3:08 PM >>>

Feb. 8, 2010

For the vacant unit, does that mean the corrections for that unit or the building? You didn't note anything specific in that unit and you specifically told me on the day of the inspection that I could rent out that unit when it was ready and did not have to wait for the next inspection.

The area on the carpet that you are referring to is a spot where a tenant had stained the carpet by spilling bleach on it. The carpet was not worn down in that area - it was bleached. If I am required to patch now that should solve the problem - correct. No further work should be warranted. If I patch now are you still going to require replacement too?

Your request for replacement /repairs of exterior siding/soffets/gutters, etc could be costly and timely. I really don't know a timeline until I can get a contractor to look at the building.

Angela

-----Original Message-----

From: Barb Cummings <[Barb.Cummings@ci.stpaul.mn.us](mailto:Barb.Cummings@ci.stpaul.mn.us)>

To: angelateegarden <[angelateegarden@aol.com](mailto:angelateegarden@aol.com)>

Sent: Tue, Feb 8, 2011 7:04 am

Subject: Re: 934 Edgerton Street

--You can rent out the vacant unit when all corrections have been completed.

--The exterior work except for roof dam can be done as weather permits.

--The carpeting replacement can wait but the area that is deteriorated needs to be repaired. The carpet area can be patched

until carpet replaced.

--The kitchen counter top is deteriorated and needs to be repaired or replaced. Area in question can be patched.

Please submit a timeline for exterior repairs.

Thanks, Barb

>>> <[angelateegarden@aol.com](mailto:angelateegarden@aol.com)> 2/8/2011 10:50 AM >>>  
Feb. 8, 2010

Dear Barb Cummings:

I received your list of corrections. Many of these items are exterior and require work outside. Can we please get an extension for the exterior work until it warms up?

During the inspection you told me it was ok to rent out the vacant unit without another inspection. However according to your letter, I need this unit to be reinspected and approved.  
Can you please clarify. (Item #15)

I would also like an extension for replacing the carpeting in 936#2 until there is a turnover in that unit. How do I go about getting this extension? (Item #26)

Can you please clarify what work you want done for the kitchen counter in 936 #2 (Item 28).

Angela Teegarden  
[angelateegarden@aol.com](mailto:angelateegarden@aol.com)