



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8585

RECEIVED

NOV 09 2023

CITY CLERK

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, Nov. 14, 2023

Location of Hearing:

☒ Telephone: you will be called between

1:00 pm & 3:00 p.m

☐ In person (Room 330 City Hall) at: _____

(required for all Fire C of O revocation & vacate; Condemnation orders)

Address Being Appealed:

Number & Street: 1020 Aurora Avenue City: Saint Paul State: MN Zip: 55104

Appellant/Applicant: Tamiko V. Trott-Binns & Michael A. Binns Email trottbinnsconstruction@gmail.com

Phone Numbers: Business 651-492-5632 Residence _____ Cell 651-492-5632

Signature: Tamiko V. Trott-Binns Date: 11/09/23

Name of Owner (if other than Appellant): _____

Mailing Address if Not Appellant's: 764 Carroll Avenue

Phone Numbers: Business 651-492-5632 Residence _____ Cell 651-492-5632

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.)

We have completely gutted the dwelling to the studs as the units were beyond repair. In doing so we have corrected the deficiencies identified in the fire inspection correction notice. With the electrical inspection being completed we will begin to insulate, drywall, paint, install new flooring, cabinets, counter-tops, light fixtures, tubs, surrounds doors, trim, casing, etc. Therefore, we are asking that the dwelling not be listed on the vacant housing list and categorized as a Cat 2 dwelling. The dwelling is no longer in a state of disarray and or a safety hazard. The dwelling would be considered to be a remodel. No one will or can occupy the dwelling until we call for have have both a final building inspection and fire inspection.



CITY OF SAINT PAUL

375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806Telephone: 651-266-8989
Facsimile: 651-266-1919
www.stpaul.gov/dsi

November 06, 2023

Tamiko Trott- Binns/Michael Binns
764 Carroll Ave
St Paul MN 55104- 5507

Customer #:1886666

Bill #: 1795102

VACANT BUILDING REGISTRATION NOTICE

The premises at **1020 AURORA AVE** has been inspected and found to meet the legal definition of a Vacant Building as described in Saint Paul Legislative Code, Chapter 43. You are required by law to register this building with the Department of Safety and Inspections, Vacant Building Division, by filling out and returning the registration form provided with this letter. You are also required to pay the annual Vacant Building Registration Fee of **\$2,459.00**. The fee is due upon receipt of this letter and must be paid no later than thirty (30) days from the date of this letter, as required in Saint Paul Legislative Code, Chapter 43. If this building is vacant due to a fire, complete the enclosed registration form and return it to this office within 30 days.

Payment must be received by December 06, 2023 .

You may pay this registration fee online by going to **online.stpaul.gov** and selecting the 'Make a Payment' option. You will need your customer number and bill number to process a payment - both can be found on this letter.

To pay this invoice by mail please send this registration form along with payment to:

DEPARTMENT OF SAFETY AND INSPECTIONS
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
Do Not Mail Cash

If you wish to pay in person, you may do so from 8:00am to 4:00pm Monday through Friday at the above address.

You may file an appeal to this fee or registration requirements by contacting the City Clerk's Office by calling (651)266- 8688. Any appeal of this fee must be made within ten (10) days of the date of this notice.

If the registration fee is not received in this office within 45 days of the date of this letter, the full amount owed will be assessed to, and collected with, the taxes for this property as permitted by Saint Paul Legislative Code Chapter 43.

The Code Enforcement Officer has notified the Building Inspection and Design Section that this property meets the legal definition of a registered vacant building and in accordance with Legislative Code Chapter 33, no permits (except demolition, wrecking and removal permits) will be issued until the requirements of all applicable ordinances are fulfilled.

All category 2 and category 3 vacant buildings must be winterized with gas and water services shut off or, alternately, an excess flow gas valve must be installed in the dwelling, within sixty (60) days of the date of this notice.

WRITTEN PERMISSION FROM THE CITY OF SAINT PAUL IS REQUIRED BEFORE A CATEGORY 2 OR CATEGORY 3 VACANT BUILDING CAN BE OCCUPIED OR SOLD.

Category 2: Requirements include: 1. register/re-register the building, 2. pay outstanding fee(s), 3. obtain a code compliance report, 4. submit for approval a rehab cost estimate from a licensed contractor and a schedule for completion of all code compliance work, 5. submit proof of financial responsibility acceptable to the City, and 6. obtain Zoning approval of the proposed use.

Category 3: All requirements listed for Category 2 vacant buildings, AND obtain a **Certificate of Occupancy OR Certificate of Code Compliance** prior to the sale of the building.

If the use of this building meets the definition of a nonconforming use by the Zoning Code, then the use will lose its nonconforming status 365 days from the date the building was declared vacant.

You must contact the Enforcement officer , Matt Dornfeld, at 651- 266- 1902 to find out what must be done before this building can be legally reoccupied.

The Enforcement Officer may declare this building to constitute a Nuisance Building subject to demolition and issue an Order to Abate under authority of Legislative Code Chapter 45. In the event this building is declared a Nuisance Building, subject to demolition, the Enforcement Office will notify all owners and interested parties of the Order to Abate as provided in the Legislative Code Chapter 45.

If you have questions about this annual registration fee or other vacant building requirements, please contact the District Inspector, Matt Dornfeld, at 651- 266- 1902.

This registration form and fee is required by law. Your prompt attention to this matter is appreciated.

Steve Magner
Vacant Buildings Program Manager

Enclosures: Regulations Requirements Information
Vacant Building Registration Form

SM: md
vb_registration_notice 11/14



October 31, 2023

Michael Binns and Tamiko Trott-Binns
764 CARROLL AVE
ST PAUL MN 55104USA

Revocation of Fire Certificate of Occupancy and Order to Vacate

Due to failing to meet deadline set by Legislative Hearing Officer

RE: 1020 AURORA AVE
Ref. # 107986

Dear Property Representative:

Your building was determined to be a registered vacant building on October 31, 2023. Since certificates are for the occupancy of buildings, it has become necessary to revoke the Certificate of Occupancy.

Saint Paul Legislative Code provides that no building shall be occupied without a Certificate of Occupancy. In order to re-occupy the building, the following deficiencies (if applicable) must be corrected, and a complete Certificate of Occupancy inspection will be required.

DEFICIENCY LIST

1. 1020 - Kitchen - SPLC 34.10 (7) - Repair and maintain the cabinets in an approved manner. -Repair or replace the damaged framing.
Floor of kitchen sink cabinet needs repair or replacing.
2. 1020/1022 Aurora - SPLC 40.06 - Uncertified portions of the building must not be occupied until inspected and approved by this office. -Per Legislative Hearing Officer, Property 1020 and 1022 Aurora is not to be occupied until approved by this office. Property must have deficiencies abated and active Fire Certificate of Occupancy by November 1st, 2023. **Deadline not met.**
3. 1022 - Basement - MSFC 604.6 - Provide all openings in junction boxes to be sealed.
-Open circuit in electrical panel.

4. 1022 - Basement - NEC 110.26 - Provide and maintain a minimum of 36 inches clearance in front of all electrical panels.
5. 1022 - Basement - MSFC 603.5.3 - Provide clearance around all heating equipment. - Provide 36 Inch clearance around the furnace and Hot water heater.
6. 1022 - Basement - SPLC 34.11 (1), SPLC 34.35 (1), MPC 707.4. - Repair the clogged drain line. -Laundry sink in basement drains slow.
7. 1022 - Basement stairs - MSFC 604.6 - Provide electrical cover plates to all outlets, switches, and junction boxes where missing.-Cover plate brake on light switch at the top of stairs leading to basement.
8. 1022 - Basement stairs - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. -Patch the holes and/or cracks in the walls.
At top of stairs leading to basement.
9. 1022 - Bathroom - SPLC 34.12 (2), SPLC 34.36 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition to perform their intended function properly and safely in accordance with the provisions of the applicable code. -Have shower/tub surround cleaned and Re Caulk.
10. 1022 - Bathroom - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. -Tile falling off wall and base board trim behind bathroom sink.
11. 1022 - Kitchen - SPLC 34.10 (1), 34.34 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition. -Clean stove of excessive debris. cook top and oven.
12. 1022 - Kitchen - 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 kitchen sink. This work may require a permit(s). Call DSI at (651) 266-8989.
Kitchen faucet is leaking.
13. 1022 - Living room - MSFC 604.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.-Outlets in living room not working. Have all checked.
14. 1022 - Throughout - MSFC 315.3 - Provide and maintain orderly storage of materials. -orderly storage of Throughout or reduce amount by 30 percent.
Al of 1st floor, basement and stairs and landings.
15. 1022 - Throughout - MSFC 315.3.1 - Provide and maintain at least 2 feet clearance below the lowest structural member or the ceiling.

16. 1022 - Throughout - MSFC 1030.1 - Provide and maintain an approved escape window from each sleeping room or area or discontinue use of area as a sleeping room. This work may require permit(s). Call DSI at (651) 266-8989.-Provide clear path to the front door and both emergency egress windows in the basement bedrooms.
17. 1022 - Throughout - MN Stat. 299F.362, MSFC 1103.8 - Immediately provide and maintain a smoke alarm located outside each sleeping area. -Provide same type as the ones replacing in the hallway and basement.
18. 1022 - Throughout - 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. -Place in the hallway and basement. It can be a combination Smoke/CO alarm.
19. 1022 - Throughout - MSFC 604.1- All light fixtures shall be maintained with protective globes if originally equipped. -Missing light globes from Back bedroom and Hallway.
20. 1022 - exterior - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window frame.- Front window frames rotten.
21. 1022 Kitchen - SPLC 34.10 (7) - Repair and maintain the cabinets in an approved manner. -Repair or replace the damaged framing.
The floor of the kitchen sink cabinet needs repair.
22. Exterior - Rear - MSFC 1030.4, 1031.7 - Provide and maintain the egress window well. -Clean out Rear egress window well of items.
23. Exterior - SPLC 34.08 (1), 34.32 (1) - Sanitation. All exterior property areas shall be maintained in a clean, safe and sanitary condition, free from any accumulation of garbage, mixed municipal solid waste, animal feces or refuse. -
24. Unit 1020 - Basement - MSFC 604.1- All light fixtures shall be maintained with protective globes if originally equipped. -Basement bedrooms are missing the light globes.
25. Unit 1020 - Basement - MSFC 603.5.3 - Provide clearance around all mechanical equipment. -Around Furnace and hot water heater.

26. Unit 1020 - Bathroom - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. -Repair or replace the damaged or deteriorated wall coverings. Have bathtub surround tile repaired or replaced and have tub surround re caulked. Re caulk where the bathroom sink meets wall.
Wall leading to basement has holes in it.
Front bedroom in basement wall has hole in sheetrock.
27. Unit 1020 - Kitchen - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner. -Repair or replace the floor tile.
28. Unit 1020 - Screen door - SPLC 34.09(4), 34.33 (3) - Repair and maintain the door in good condition. -Front screen door does not latch.
Rear screen door does not latch, has a broken window and screen is torn.
29. Unit 1020 - Throughout - MN Stat. 299F.362, MSFC 1103.8 - Immediately provide and maintain a smoke alarm located outside each sleeping area. -Hardwire smoke alarm is missing from hallway.
Smoke alarm in basement is chirping. Unit has other working smoke alarm.
Replace with like style.
30. Unit 1020 - 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. -Missing CO alarm from hallway.
31. Unit 1022 - Throughout - SPLC 34.19 - Provide access to the inspector to all areas of the building. -Provide access to unit 1022.
32. SPLC 39.02(c) - Complete and sign the smoke alarm affidavit and return it to this office.
33. SPLC 34.10 (7) - Repair and maintain the cabinets in an approved manner.
34. 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. -

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 this order.

If you have any questions, email me at: Hector.Caballero@ci.stpaul.mn.us or call me at 651-266-9158 between 7:30 - 9:00 a.m.

Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Hector Caballero
Fire Safety Inspector
Ref. # 107986