



# APPLICATION FOR APPEAL

**Saint Paul City Clerk**

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8560

RECEIVED

JUL 29 2011

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
- Walk-In OR  Mail-In

YOUR HEARING Date and Time:

Tuesday, 8-9-11

Time 1:30

Location of Hearing:

Room 330 City Hall/Courthouse

## Address Being Appealed:

Number & Street: 1749 Montana Ave E  
~~1237 Juliet Ave~~ City: St. Paul State: MN Zip: 55106

Appellant/Applicant: Como-Dale Management LLC Email: mowusu@sehl.com

Phone Numbers: Business 651-261-2119 Residence 651-699-6562 Cell 651-261-2119

Signature: [Signature] Date: 7/29/11

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

Address (if not Appellant's): 1237 Juliet Ave St. Paul 55105

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

Building built in 1964. Basement bedroom window heights are 51'4" or 51'2", within 3-5 of code. Addition of steps would be difficult, cause tripping hazards, and additional costs to landlord. Living room window sill height is 39'2".



CITY OF SAINT PAUL

Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220 Telephone: 651-266-8989  
Saint Paul, MN 55101-1806 Fax: 651-266-8951

July 20, 2011

COMO DALE MANAGEMENT  
1237 JULIET AVE  
ST PAUL MN 55105

**CORRECTION NOTICE - COMPLAINT INSPECTION**

RE: 1749 MONTANA AVE E  
Ref. # 13662

Dear Property Representative:

An inspection was made of your building on July 20, 2011 in response to a referral. You are hereby notified that the following deficiency list must be corrected immediately. A reinspection will be made on July 27, 2011 at 1:15 P.M..

Failure to comply may result in a criminal citation or revocation of the Certificate of Occupancy. The Saint Paul Legislative Code requires that no building shall be occupied without a Certificate of Occupancy. The code also provides for the assessment of additional reinspection fees.

DEFICIENCY LIST

1. Unit 105 - MN Stat 299F.18 - Immediately remove and discontinue excessive accumulation of combustible materials.-Reduce 50%
2. Unit 106 - MN Stat 299F.18 - Immediately remove and discontinue excessive accumulation of combustible materials.-Reduce by 50%
3. Unit 106 - MSFC1026.1 - Provide and maintain an approved escape window from each sleeping room. Remove storage and or dresser or bed that would prevent escape through escape window
4. Unit 7 - MN Stat 299F.18 - Immediately remove and discontinue excessive accumulation of combustible materials.-Reduce 50%

*Thursday 5  
1:30*

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 the original orders.

If you have any questions, email me at: [james.thomas@ci.stpaul.mn.us](mailto:james.thomas@ci.stpaul.mn.us) or call me at 651-266-8983 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,

James Thomas  
Fire Inspector

Ref. # 13662



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 20, 2011

COMO DALE MANAGEMENT  
1237 JULIET AVE  
ST PAUL MN 55105

### FIRE INSPECTION CORRECTION NOTICE

RE: 1749 MONTANA AVE E  
Ref. #13662  
Residential Class: C

Dear Property Representative:

Your building was inspected on July 20, 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 August 22, 2011 at 10:00 A.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. All Laundry's rooms - 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 may require a permit(s). Call DSI at (651) 266-8989.- Remove duck tape from all dryers exhaust ducts.
2. Boiler Room - MSFC 703 - Provide and maintain fire rated floor and/or ceiling construction with approved materials and methods. This work may require a permit(s). Call DSI at (651) 266-9090. The minimum rating must be: 1 HOUR

Send letter  
3.

Building - MSFC 1011.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exitway.-Remove all shoes and rugs from all hallways . These items cause and tripping hazard.

4.

Unit 2 - MSFC 605.1 - Remove illegal electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-9090.-Closet

2nd bedroom  
5.

Unit 2 - MSFC 605.4 - Discontinue use of all multi-plug adapters.

Will  
repair/need  
LR/BR  
6.

Unit 2 - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.-various locations

Unit 2 - NEC 410-8 (b) (1) Provide for the incandescent fixtures in closets to have a completely enclosed lamp.-Closet

8.

Unit 2 - SPLC 34.13 (4) - Provide and maintain a minimum egress window sill height of 48 inches. Refer to provide handout EW-1 for more information.

9. Unit 201 - MSFC 605.4 - Discontinue use of all multi-plug adapters.

10. Unit 201 - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.

11. Unit 201 - SPLC 34.14 (3), MPC 4715.200.T - Provide and maintain a window or approved ventilation system in all bathrooms.

12. Unit 203 - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.

13.

Unit 205 - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.

14. Unit 206 - SPLC 34.10 (4), 34.33 (3) - Provide a bathroom floor impervious to water. After securing toilet to floor caulk the base

15. Unit 206 - 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 or replace and maintain an approved private toilet. Secure toilet to floor

16. Unit 207 - MSFC 1011.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exitway.-Remove all cords from all pathways

17. Unit 207 - MSFC1026.1 - Provide and maintain an approved escape window from each sleeping room. Remove dresser and or desk or storage that would prevent escape through escape window.

18. Unit 208 - MSFC 1011.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exitway.-Remove all shelves and storage from the entry exitway

19. Unit 208 - SPLC 34.10 (4), 34.33 (3) - Provide a bathroom floor impervious to water.- Caulk the base of the toilet
20. Unit 208 - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the walls in an approved manner.-Repair or replace the damaged or deteriorated wall coverings. Patch the holes and/or cracks in the walls. Bedroom
21. Unit 208 - MSFC 1003.3.1.8 - Remove unapproved locks from the unit doors. The door must be openable from the inside without the use of keys or special knowledge or effort.- Remove illegal chain lock from door.
22. Unit 3 - MSFC 605.4 - Discontinue use of all multi-plug adapters.
23. Unit 3 - SPLC 34.13 (3), SPLC 34.17 (?) - Reduce and maintain the number of occupants in the sleeping rooms to: 2
24. Unit 3 - SPLC 34.13 (4) - Provide and maintain a minimum egress window sill height of 48 inches. Refer to provide handout EW-1 for more information.
25. Unit 3 Living room - MSFC 605.4 - Discontinue use of all multi-plug adapters.-Cannot piggy back power taps. They cannot be plugged into each other they have to be plugged directly into the outlet.
26. Unit 4 - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.
27. Unit 5 - MSFC 605.4 - Discontinue use of all multi-plug adapters.
28. Unit 5 - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.
29. Unit 5 - MSFC1026.1 - Provide and maintain an approved escape window from each sleeping room. Remove dresser and or storage that prevents escape through escape window.
30. Unit 5 - SPLC 34.13 (4) - Provide and maintain a minimum egress window sill height of 48 inches. Refer to provide handout EW-1 for more information.
31. Unit 5 - MSFC 1003.3.1.8 - Remove unapproved locks from the unit doors. The door must be openable from the inside without the use of keys or special knowledge or effort.- Remove hook lock from front entry door.
32. Unit 6 - MSFC1026.1 - Provide and maintain an approved escape window from each sleeping room. Remove dresser and or bed or storage that prevents escape through escape window.-Bedroom west side  
*east?*
33. Unit 6 - SPLC 34.13 (4) - Provide and maintain a minimum egress window sill height of 48 inches. Refer to provide handout EW-1 for more information.

*Judith working on*

34. ✓ Unit 7 - MSFC 605.4 - Discontinue use of all multi-plug adapters.

35. ✓ Unit 7 - 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.

36. (36) Unit 7 - MSFC 315.2.5 - Fueled equipment, including but not limited to motorcycles, mopeds, lawn-care equipment and portable cooking equipment, shall not be stored, operator or repaired within a building.-Remove grill from closet

37. (37) Unit 7 - MN Stat 299F.18 - Immediately remove and discontinue excessive accumulation of combustibile materials.-Reduce by 50%

38. (38) Unit 7 - SPLC 34.10 (5), 34.33 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.

CDM 39. Unit 7 - SPLC 34.13 (4) - Provide and maintain a minimum egress window sill height of 48 inches. Refer to provide handout EW-1 for more information.

40. ✓ Unit 7 Lighter Fluid - MN Stat 299F.18 - Immediately remove and discontinue excessive accumulation of combustibile materials.-Lighter fluid removed at inspection

41. Unit 102 - MSFC 1011.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exitway.-Remove all cords from all pathways

42. Unit 103 - SPLC 34.10 (5), 34.33 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.-Clean up bird feces

43. Unit 104 - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.

44. Unit 104 - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door in good condition.- Bedroom door has holes in it.

45. Unit 104 - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the ceiling in an approved manner.-Repair or replace the damaged or deteriorated ceiling.

Paint the ceiling. Bathroom

46. Unit 105 - MSFC 1011.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exitway.-Remove all storage shelves from the front entry door.

47. Unit 105 - MN Stat 299F.18 - Immediately remove and discontinue excessive accumulation of combustibile materials.-Reduce by 50%

48. Unit 105 - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped.

49. Unit 106 - MSFC 1011.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exitway.-Remove all storage and all shelves from the front exit way.
50. Unit 106 - MN Stat 299F.18 - Immediately remove and discontinue excessive accumulation of combustible materials.-Reduce by 50%
51. Unit 107 - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.

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If you have any questions, email me at: [james.thomas@ci.stpaul.mn.us](mailto:james.thomas@ci.stpaul.mn.us) or call me at 651-266-8983 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,

James Thomas  
Fire Inspector

Reference Number 13662

49. Unit 106 - MSFC 1011.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exitway.-Remove all storage and all shelves from the front exit way.
50. Unit 106 - MN Stat 299F.18 - Immediately remove and discontinue excessive accumulation of combustible materials.-Reduce by 50%
51. Unit 107 - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.

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