



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
JAN 09 2017
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, <u>January 17, 2017</u>
Time <u>1:30 p.m.</u>
Location of Hearing: <u>Room 330 City Hall/Courthouse</u>

Address Being Appealed:

Number & Street: 1125 Chatsworth St No City: St Paul State: MN Zip: 55103

Appellant/Applicant: Chatsworth Properties LLC Email: Kay Lovness@gmail

Phone Numbers: Business 651-428-6679 Residence _____ Cell 651-428-6679

Signature: Kay M Lovness Kay M Lovness Date: Jan 9 2016

Name of Owner (if other than Appellant): Kay M Lovness (Chatsworth Property)

Mailing Address if Not Appellant's: 1125 Chatsworth St No Unit 4

Phone Numbers: Business same as above 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/Correction
- Code Enforcement Correction Notice
- Vacant Building Registration
- Other (Fence Variance, Code Compliance, etc.)

2 + # 3 Also
requesting more time
until initial reinspection
see attached.



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

December 22, 2016

CHATSWORTH PROPERTIES LLC
C/O KAY LOVENESS
1125 CHATSWORTH STREET N APT. 4
SAINT PAUL MN 55103

RECEIVED
JAN 09 2017
CITY CLERK

FIRE INSPECTION CORRECTION NOTICE

RE: 1125 CHATSWORTH ST N
Ref. #15647
Residential Class: C

Dear Property Representative:

Your building was inspected on December 20, 2016 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 January 24, 2017 at 1:45 PM.

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 - Key Box - MSFC 506.2 - Install a fire department key box near the main entry at 7 feet high-There is an old ECS key box. Replace the key box.

2. Exterior - Walls - SPLC 34.09 (1)(2), 34.33 (1) - 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.
The cement wall for the side entry stairs has very large cracks and openings.
At the front of the building, there is a section of bricks that is missing the mortar.
3. Exterior - Windows - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition.-There are windows all around the building that have damaged and cracked sills/ledges.
4. Interior - Basement - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.-There is an electrical junction box that is missing the cover.
5. Interior - Basement - MFGC 503 - Provide, repair or replace the fuel equipment vent or vent liner to develop a positive flow adequate to convey all products of combustion to the outside. This work may require a permit(s). Call DSI at (651) 266-8989.-There are cracks and openings around the exhaust duct for the boiler and the water heater.
6. Interior - Basement - MMC 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 and installed in accordance with the mechanical code. This work may require a permit(s). Call DSI at (651) 266-8989.-The dryer vent has screws in it, has the wrong type of tape on it and is missing the support bracket.
7. Interior - Hallway - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped.-The cover is missing.
8. Interior - Stairs - SPLC 34.10 (3) 34.34(2) - Provide an approved guardrail. Intermediate balustrade must not be more than 6 inches apart. Intermediate rails must be provided if the height of the platform is more than 30 inches.-The guardrail is missing for the front basement stairs.
9. Interior - Stairs - SPLC 34.10 (3), 34.34(2) - 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.
There is no handrail for the back basement stairway.
The handrail for the back stairways is loose and wobbly.
10. Unit 5 - Multi-Plugs - MSFC 605.4 - Discontinue use of all multi-plug adapters.

11. Unit 1 - Bathroom - SPLC 34.14 (3), MPC 4714.01 (T) - Provide and maintain a window or approved ventilation system in all bathrooms.-The latch for the bathroom window is painted shut. Fix the latch so the window can open and close.
12. Unit 1 - Doors - SPLC 34.33 (3) - Repair and maintain the door in good condition.-There are doors that have loose hardware and door knobs.
13. Unit 1 - Windows - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition.-There are windows in the bedroom and office that do not close properly, are misaligned, have broken sash cords and are unable to latch.
14. Unit 2 - Bathroom - 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.-The seal around the bath tub is worn and there is black matter developing around the edges.
15. Unit 2 - Windows - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition.-The window in one of the bedrooms is hard to open.
16. Unit 2, 3 & 7 - Smoke Alarm - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.
Unit 2 - There is a missing smoke alarm.
Unit 3 - The smoke alarm is not properly secure to the wall. Secure the alarm.
Unit 7 - The hard-wired smoke alarm has poor sound quality.
Note: The owner has provided a temporary battery-powered smoke alarm.
17. Unit 3 - Bedroom & Living Room - MSFC 1030.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exit path..-There are items in front of the bedroom window and the windows in the living room area, which is being used for sleeping.
18. Unit 3 - Windows - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition.-There are windows in the living room area and the bedroom that are hard to open, have broken sash cords, are misaligned and the latches do not work.
19. Unit 5 - Ceiling - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner.-There is cracks and peeling paint on the ceiling.
20. Unit 5 - Entry Door - SPLC 34.09 (4) i - Repair and maintain an approved one-inch throw single cylinder deadbolt lock. Every entry door to a dwelling or rooming unit including service doors leading from the attached garage shall be substantially secure from illegal entry and shall be provided with a one-inch throw deadbolt lock as defined in Section 34.07.-There is no deadbolt for the second entry door.
21. Unit 7 - Ceiling - MSFC 605.6 - Provide all openings in junction boxes to be sealed.-There is an unused electrical junction box on the ceiling.

22. Units 2, 3, 5 & 6 - Entry Doors - MSFC 703.1 - Provide, repair or replace the fire rated door and assembly. The minimum rating must be:-20 minutes. Repair and maintain the door closer. The following doors do not self-close. Unit 2, 3, 5 & 6
23. SPLC 39.02(c) - Complete and sign the smoke detector affidavit and return it to this office.

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: Efrayn.Franquiz@ci.stpaul.mn.us or call me at 651-266-8955 between 8:00 a.m. - 9:30 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Efrayn Franquiz
Fire Inspector

Reference Number 15647

#2 I am requesting that the time frame for repairing the cement wall and the missing bricks be extended to ~~June~~ April 2017 so that it can be done in weather that is conducive to being able to do these repairs.

#3 Cracked and damaged window sills and ledges. I do not believe this to be a safety hazard however do have plans to replace windows a few at a time each year and would also make improvements to the sills and ledges at that time. As a new owner of this building I have been putting all funds back into the building and have a 5 to 10 year plan to replace the 50 some windows ~~over~~ about 5-8 windows at a time as I can afford. To make these repairs now would break me financially.

I am also requesting that the Reinspection date be extended to February 24th or later to allow completion.