



APPLICATION FOR APPEAL

Saint Paul City Clerk

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8560

RECEIVED

JUN 26 2012

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 waived fee)
- 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, July 10, 2012

Time 11:00 A.M.

Location of Hearing:

Room 330 City Hall/Courthouse

Address Being Appealed:

Number & Street: 676 Wells St. City: St. Paul State: MN Zip: 55106

Appellant/Applicant: Ronald J Adams Email _____

Phone Numbers: Business 651-493-7794 Residence 676 wells Cell _____

Signature: [Handwritten Signature] Date: _____

Name of Owner (if other than Appellant): Beth Agnes Woolsey

Address (if not Appellant's): 6008 89th Ave W

Phone Numbers: Business _____ Residence Ovenden Park KS, 66207 Cell 612-250-0208

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



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

June 25, 2012

BETH AGNES WOOLSEY
6008 89TH TER W
OVERLAND PARK KS 66207

**NOTICE OF CONDEMNATION
UNFIT FOR HUMAN HABITATION
ORDER TO VACATE**

RE: 676 WELLS ST
Ref. # 116510

Dear Property Representative:

Your building was inspected on June 21, 2012.

The building was found to be unsafe, unfit for human habitation, a public nuisance, a hazard to the public welfare or otherwise dangerous to human life. A Condemnation Placard has been posted on the building.

The following deficiency list must be completed or the building vacated by the re-inspection date.

A re-inspection will be made on July 3, 2012 at 11:15am.

**CONDEMNATION OF THE BUILDING REVOKES THE CERTIFICATE OF
OCCUPANCY.**

Failure to complete the corrections may result in a criminal citation. The Saint Paul Legislative Code requires that no building be occupied without a Fire Certificate of Occupancy.

DEFICIENCY LIST

1. Basement - Bathroom - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the cabinets in an approved manner.-Repair or replace the damaged or missing door.

2. Basement - Bathroom - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 415.0220 - Repair or replace and maintain the plumbing fixture to an operational condition.-Replace the missing toilet tank cover.
3. Basement - Dryer Vent - 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 requires a permit(s). Call DSI at (651) 266-8989.- Install a code compliant dryer exhaust duct or remove the dryer from the property.
4. Basement - Illegal Use - SPLC 62.101 - Use of this property does not conform to zoning ordinance. Discontinue unapproved use or call DSI Zoning at (651) 266-8989 to convert to legal use.-This property is being used as a tri-plex. The basement has a separate kitchen (sink, refrigerator, range, and countertop), bathroom, and living room. This appears to be used as a separate unit. The property is not zoned for a tri-plex. De-convert this property to a legal use or contact zoning for approval.
5. Basement - Throughout - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the ceiling in an approved manner.
6. Basement - Throughout - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the walls in an approved manner.
7. Basement - Water Heater - SPLC 34.11 (5), 34.34 (2) - Contact a licensed contractor to repair or replace the water heater. This work may require a permit(s). Call DSI at (651) 266-9090.-The water heater is not installed correctly. Contact a licensed contractor to install the water heater to code. This work must be done under permit.
8. Building - Condemned - Life Safety Issues - SPLC 34.23, MSFC 110.1 - This occupancy is condemned as unsafe or dangerous. This occupancy must not be used until re-inspected and approved by this office.-This condemnation is a result of serious life safety issues including but not limited to: exposed electrical wiring, damaged foundation, incorrectly installed water heater, guardrails, inoperable smoke detectors, and exiting components.
9. Building - Foundation - SPLC 34.09 (1) a, 34.32 (1) a - Provide and maintain foundation elements to adequately support this building at all points.-There is a section of the stone and concrete foundation that is missing. Contact a licensed structural engineer to review structural issues with the foundation walls and provide a report and a work plan to perform repairs to the structure under permit. All work must be done under permit and approved.
10. Building - North Entrance Door - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door in good condition.-Provide weather stripping around the north exterior entrance door.

11. Building - Siding - 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.-Replace the missing siding. This work may require a permit.
12. Building - Throughout - MSFC 605.5 - Remove electrical cords that extend through walls, ceiling, floors, under doors, or floors coverings, or are subjected to environmental or physical damage.
13. Building - SPLC 33.03 (a) No person shall construct, enlarge, alter, move, demolish, or change the occupancy of a building or structure without first obtaining a building permit. Contact DSI at (651) 266-9090.-There has been numerous alterations made to the building on this property without permits. Contact DSI at 651-266-8989 to obtain the required permits and approvals for the occupancy of this building.
14. Egress Window - MSFC1026.1 - Provide and maintain an approved escape window from each sleeping room. The minimum size must be 5 square feet of glazed area with a minimum of 24 inches of openable height and 20 inches of openable width. With a finished sill height not more than 48 inches. This work may require permit(s). Call DSI at (651) - 266-9090. Refer to the Escape Windows for Residential Occupancies handout for more information.

Unit 2

North Bedroom (Double-hung)

21h x 23w - Openable

47h x 22w - Glazed

Note: This is a new replacement window. No permit on file.

15. Electrical Permit - MSFC 105.1.1 - Permits are required for the newly installed electrical service and electric space heaters.-There is an open electrical permit for the newly installed electric service and electric space heaters. Contact electrical inspector, Peggy Schlichte 651-266-9039, for final inspection.
16. Exterior - Guardrails - SPLC 34.09 (2) 34.32 (2) - Provide an approved guardrail with intermediate balustrades or rails 4 inches or less apart. This work may require a permit(s). Call DSI at (651) 266-9090.-Install the required guardrails on the exterior stairways and or pathways.
17. Exterior - Handrails - SPLC 34.09 (2) 34.32 (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.-Install the required handrails on the exterior stairways.
18. Exterior - West Entrance - SPLC 34.09 (2), 34.32(2) - Repair or replace the unsafe stairways, porch, decks or railings in an approved manner. This work may require a permit(s). Call DSI at (651) 266-9090.-The west entrance of unit 1 does not have any permanent steps installed. Install code compliance steps at the west entrance.

19. Exterior - Yard - SPLC 34.08 (6), 34.31 (4) - Remove the accumulation of exterior storage that creates a nuisance or harbors rodents.-Remove the accumulation of debris, construction material, recyclables, etc. from the property.
20. Exterior - SPLC 163.03, 163.01 (2), (3) - Currently license (tags) all vehicles on the property and return the vehicles to an operative mechanical condition or remove vehicles from the property.-Remove the Winnebago from the property that has been permanently parked at the location and has been connected to the property's electrical system by extension cords.
21. House, Shed, Greenhouse, and Exterior - Throughout - MSFC 605.1 - Remove unapproved exposed wiring and install in accordance with the electrical code. This work may require a permit(s). Call DSI at (651) 266-9090.-There is exposed electrical wiring, open junction boxes, exposed spliced electrical wiring, and extension cords throughout the property. Contact a licensed electrical contractor to remove all extension cords and exposed electrical wiring and install electrical wiring to code. A permit will be required for this work.
22. Interior Hallway - MSFC 605.6 - Provide all openings in junction boxes to be sealed.
23. Interior Hallway - MSFC 605.1 - Remove unapproved exposed wiring and install in accordance with the electrical code. This work may require a permit(s). Call DSI at (651) 266-9090.
24. Interior Hallway - NEC 300-21 - Provide for the openings through walls, floors or ceilings to be fire stopped using approved methods.
25. Interior Hallway - MSFC 1011.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exitway.-Remove all storage from all landings and stairways.
26. Interior Hallway - 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 underneath the electrical panel and on both sides.
27. Interior Stairway - Electrical Panel - NEC 230-2 (e) - Provide identification at the service disconnect for each electrical service.-Label each circuit breaker.
28. Unit 1 - Bathroom - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 415.0220 - Repair or replace and maintain the plumbing fixture to an operational condition.-Replace the missing handles on the bathtub faucet.
29. Unit 1 - Kitchen - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the ceiling in an approved manner.
30. Unit 1 - Kitchen - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the floor in an approved manner.-Repair/replace the hardwood floor that is buckling.

31. Unit 1 - Kitchen - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door in good condition.-The west storm door is being held shut by a bungee cord. Provide an approved door closure on the storm door.
32. Unit 1 - Kitchen - SPLC 34.12 (2), 34.35 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition.-Replace all missing guards on the space heating units.
33. Unit 1 - Throughout - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.
34. Unit 1 - Walls - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the walls in an approved manner.-Repair/replace all damaged walls throughout the unit.
35. Unit 2 - Bathroom - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 415.0220 - Repair or replace and maintain the plumbing fixture to an operational condition.-Secure the loose toilet. Replace the broken toilet tank cover.
36. Unit 2 - Bathroom - SPLC 34.14 (3), MPC 4715.200.T - Provide and maintain a window or approved ventilation system in all bathrooms.-Provide the required ventilation.
37. Unit 2 - Kitchen - SPLC 34.12 (2), 34.35 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition.-Replace the missing knob for the gas range. Replace the missing knob on the light switch.
38. Unit 2 - Kitchen - MSFC 605.1 - Remove unapproved exposed wiring and install in accordance with the electrical code. This work may require a permit(s). Call DSI at (651) 266-9090.-The light fixtures have exposed electrical wiring. Contact a licensed electrical contractor to install the light fixtures in an approved manner.
39. Unit 2 - Living Room - SPLC 34.09 (3) i - Provide an approved secondary means of locking the patio door and a device to prevent the door from being lifted from the track.
40. Unit 2 - Living Room - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.-Replace the broken cover plate on the electrical outlet/switch.
41. Unit 2 - Living Room and Kitchen - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.-Repair/replace the inoperable smoke detector in the living room. Replace the missing hard-wired smoke detector in the kitchen.
42. Unit 2 - Patio Door - SPLC 34.09 (2) 34.32 (2) - Provide an approved guardrail with intermediate balustrades or rails 4 inches or less apart. This work may require a permit(s). Call DSI at (651) 266-9090.-Install a guardrail across the sliding patio door and secure the patio door from being opened or re-install the deck that has been removed.
43. Unit 2 - Patio Door - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door latch.-Replace the missing handle on the sliding patio door. Repair/replace the inoperable lock.

44. Unit 2 - South Interior Stairway - SPLC 34.10 (3), 34.33(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.-The existing handrail is only 24-26 inches above the nose of the stair tread. Install a code compliant handrail.
45. SPLC 34.11 (6), 34.34 (3) - Provide service of heating facility by a licensed contractor which must include a carbon monoxide test. Submit a completed copy of the Saint Paul Fire Marshal's Existing Fuel Burning Equipment Safety Test Report to this office.-Have furnace repaired or installed by a licensed contractor, under permit.
46. 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: (651-266-8688) and must be filed within 10 days of the date of the original orders.

If you have any questions, email me at: wayne.spiering@ci.stpaul.mn.us or call me at 651-266-8993 between 7:30 - 9:00 a.m. Please help make Saint Paul a safer place in which to live and work.

Sincerely,

Wayne Spiering
Fire Inspector
Ref. # 116510

cc: Housing Resource Center
Force Unit