



APPLICATION FOR APPEAL

RECEIVED
AUG 03 2012
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 351830 Cash)
- 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, Aug. 7

Time 11:30 a.m.

Location of Hearing:
Room 330 City Hall/Courthouse

Address Being Appealed:

Number & Street: 434 LAFOND Ave City: St. Paul State: Mn Zip: _____

Appellant/Applicant: ^{CITIZEN JOINTSON} LAFOND Apartments, LLC Email CJOINTSON@OWNEROPTIONS.COM

Phone Numbers: Business 612-386-1177 Residence 612-386-1177 Cell 612-386-1177

Signature: Chris Johnson Lafond Apts LLC Date: 8/3/12

Name of Owner (if other than Appellant): LAFOND Apartments LLC

Address (if not Appellant's): PO Box 2782 Mpls MN 55402

Phone Numbers: Business 612-386-1177 Residence 612-386-1177 Cell 612-386-1177

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

We Need More Time to complete work orders.



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

August 3, 2012

Gregg Franke
Franklin Properties of MN, LLC
P.O. BOX 2782
MINNEAPOLIS MN 55402

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 434 LAFOND AVE.
Ref. # 11925

Dear Property Representative:

Your building was inspected on August 2, 2012, for the renewal of the Certificate of Occupancy. Since you have failed to comply with the applicable requirements, it has become necessary to revoke the Certificate of Occupancy in accordance with Section 40.06 of the Saint Paul Legislative Code. **A reinspection will be made on August 20, 2012 at 10:00 a.m. or the property vacated.**

The Saint Paul Legislative Code further provides that no building shall be occupied without a Certificate of Occupancy. Failure to immediately complete the following deficiency list or the building vacated may result in a criminal citation.

Dear Property Representative:

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. Basement - Coal room and boiler room - SPLC 34.10 (2), 34.33 - Repair and maintain the damaged structural member. This repair may require a building permit, call DSI at (651) 266-9090. -Provide documentation from a licensed contractor evaluating the supporting structure in the coal room. This report is to include the remedy for this structure.
2. Basement - Plastic ducting to the exterior - MSFC 805.2 - Remove materials that do not meet the flame retardant requirements.

3. Basement - 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.
4. Basement - MN Stat 299F.18 - Immediately remove and discontinue excessive accumulation of combustible materials. -Remove all storage, furniture, mattresses, broken glass and debris. Maintain basement broom clean.
5. Basement - MSFC 605.5 - Discontinue use of extension cords and multi-plug adapters used in lieu of permanent wiring.
6. Basement - Boiler Room - MSFC 703 - Provide, repair or replace the fire rated door and assembly. -Repair and maintain the door closer. -Repair and maintain the door latch.
7. Exterior - Front - SPLC 34.08 (10) - Repair, replace and maintain exterior sidewalks, walkways and stairs.
8. Exterior - Throughout - 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. -Provide documentation from a licensed contractor evaluating the exterior brickwork and tuck pointing. The brick veneer is cracked and pulling away from the structure. Mortar joints in many areas missing mortar - chimney included. This report will need to include an approved plan for repairs.
9. Exterior - Wood - 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 the damaged exterior of the building.
10. Exterior - SPLC 34.09 (3), 34.32 (3) - Provide or repair and maintain the window screens throughout.
11. Exterior - SPLC 34.08 (1), 34.31 (1) - All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces. -Remove all mattresses and tree debris from the property.
12. Exterior - SPLC 34.08 (3) - Provide and maintain suitable ground cover on all exterior areas to control erosion.
13. Exterior - SPLC 34.08 (2) - Provide and maintain the property grade to slope away from the building to minimize the accumulation of water near the building. This work may require a permit(s). Call DSI at (651) 266-9090.
14. Interior - MSFC 703 - Repair and maintain the required fire resistive construction with approved materials and methods. This work may require a permit(s). Call DSI at (651) 266-9090. -Properly seal any holes and penetrations in the walls floors and ceilings.
15. Unit 04 - SPLC 34.10 (5), 34.33 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition. -Found vacated unit with debris, furniture, garbage and flies.

16. Unit 04 - SPLC 34.23, MSFC 110.1 - This occupancy is condemned as unfit for human habitation. This occupancy must not be used until re-inspected and approved by this office.
17. Unit 04 - SPLC 34.10 (4), 34.33 (3) - Provide a bathroom floor impervious to water.
18. Unit 04 - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the walls in an approved manner.
19. Unit 04 - SPLC 34.10 (7), 34.33 (6) - Repair or replace and maintain the woodwork in an approved manner.
20. Unit 11 - Storm door - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door in good condition. -Repair or replace the damaged storm door.
21. Unit 11 - SPLC 34.10 (5), 34.33 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition. -Remove the grease from the stove and kitchen area. Clean and sanitize.
22. Unit 11 - SPLC 34.10 (7), 34.33 (6) - Repair or replace and maintain the woodwork in an approved manner. -Repair or replace the damaged closet doors.
23. Unit 11 - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the cabinets in an approved manner. -Repair or replace the damaged or missing drawer.
24. Unit 12 - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window frame.-rotting window frame in the living room.
25. Units 2, 4, 5, 8, 11, 12, and 15 - SPLC 40 - Uncertified portions of the building must not be occupied until inspected and approved by 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 this order.

If you have any questions, email me at: lisa.martin@ci.stpaul.mn.us or call me at 651-266-8988 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Lisa Martin
Fire Inspector

Ref. # 11925