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APPLICATION FOR APPEAL

Saint Paul City Clerk

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8560

RECEIVED

APR 04 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 _____)
- 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, <u>4-17-12</u>
Time <u>1:30 P.M.</u>
Location of Hearing:
<u>Room 330 City Hall/Courthouse</u>

emailed 4-5-12 janne

Address Being Appealed:

Number & Street: 669 LAUREL AVE City: ST. PAUL State: MN Zip: 55104

Appellant/Applicant: ADMARK LLC (MARK KACBAS) Email: MKaltzas@gmail.com

Phone Numbers: Business (952) 292-2458 Residence _____ Cell _____

Signature: [Signature] Date: 3/15/12

Name of Owner (if other than Appellant): _____

Address (if not Appellant's): PO BOX 44, CHASKA, MN 55318

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

SEE ATTACHED
SEE ATTACHED

Attachment to Fire C of O Deficiency List for 669 Laurel Avenue

We are appealing two deficiencies noted on the recent Fire Certificate of Occupancy inspection for the property located at 669 Laurel Avenue.

Deficiencies:

1. Basement – NEC 240.24 – Each occupant shall have ready access to all overcurrent devices protecting the conductors supplying that occupancy.
2. Unit 1 – Bedroom – MSFC1026.1 – Provide and maintain an approved escape window from each sleeping room.

Reasons for Appeal:

1. The property was recently purchased from the bank as a foreclosed property. The property is a legal duplex which had the electrical replaced in the 1980's. Both electrical panels are located in the basement. The truth in housing and also our property inspector did not identify the electrical panel as a possible issue relating to this building. The information provided by the Fire Inspection department also does not mention this as a potential issue. We had several electricians provide us with an estimate to move the panel to an accessible location (up two floors). It was noted that we would likely have to re-wire the majority of the property and are looking at a cost of nearly 10% of the appraised value of the property. The basement is accessible primarily to the tenants living in the first floor unit however; we make arrangements with the first floor tenants relating to the second floor electric panel. We can grant our second floor tenants access to the panel if necessary. We would like to bring this property into complete compliance with all standards. We believe that this is an excellent rental property that is well maintained. Our renovation of the property has negated a vacant and blighted building and returned value to our neighborhood. The cost of re-wiring the property likely makes it prohibitive in the near future.
2. The existing windows in both bedrooms are new, double hung egress windows that measure 18 x 22 inches and have a glazed area of 4.75 square feet. There are two windows in each bedroom measuring this size.

Thank you for consideration of this appeal.



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

February 28, 2012

ADMARK
PO BOX 44
CHASKA MN 55318

FIRE INSPECTION CORRECTION NOTICE

RE: 669 LAUREL AVE
Ref. #105835
Residential Class: C

Dear Property Representative:

Your building was inspected on February 28, 2012 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 April 20, 2012 at 1:00 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. Basement - NEC 230-2 (e) - Provide identification at the service disconnect for each electrical service.-Properly label the electrical panels.
2. Basement - NEC 240.24 - Each occupant shall have ready access to all overcurrent devices protecting the conductors supplying that occupancy. This work will require a permit. Contact DSI at 651-266-8989.
-Provide access for Unit 2 electrical panel.
3. Exterior - SPLC 34.09 (3), 34.32 (3) - Provide or repair and maintain the window screens, where missing.

An Equal Opportunity Employer

4. Interior - 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.
-1st Floor Entry- Properly install vent to code.
-Basement- Remove duct tape and replace with an approved product.
5. Unit 1 - Bedrooms - 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.
-Both Unit 1 bedrooms have replacement double hung egress windows that measure 18 inches height by 22 inches width openable space and have a glazed area of 4.75 square feet.
6. Unit 2 - Bathroom - SPLC 34.12 (2), 34.35 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition. The bathroom vent fan vents into the attic. This work will require a permit. Contact DSI at 651-266-8989.
-Contact a licensed contractor to install vent to code. Obtain approval under permit.
7. Unit 2 - Bathroom - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-9090.
-Replace improperly working GFI outlet.
8. Unit 2 - Living Room - MSFC 605.4 - Discontinue use of all multi-plug adapters.
9. Unit 2 - West Bedroom - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window in good condition.-Repair damaged window crank.
10. SPLC 34.11 (6), 34.34 (3) - Provide service of heating facility by a licensed contractor which must include a carbon monoxide test. Submit an approved completed copy of the Saint Paul Fire Marshal's Existing Fuel Burning Equipment Safety Test Report to this office.
11. SPLC 40.04 (5) On or after April 30, 2009, The owner of a building used for residential occupancy who is applying for their FIRST Fire Certificate of Occupancy, must complete the Minnesota Crime Free Multi Housing training program or other landlord training program approved by the Fire Marshal. The training must have occurred within the last two years and the owner must submit a certificate of attendance or provide verification of enrollment in the next scheduled class to the Fire Inspection Division-DSI. This requirement shall not apply to an owner who has held a Fire Certificate of Occupancy on another residential property in Saint Paul prior to April 30, 2009.
-Contact RuthAnn Eide at 651-266-5451.

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: william.beumer@ci.stpaul.mn.us or call me at 651-266-8991 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,

William Beumer
Fire Inspector

Reference Number 105835