



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

310 City Hall, 15 W. Kellogg Blvd.
Saint Paul, Minnesota 55102
Telephone: (651) 266-8585

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, _____

Time _____

Location of Hearing:
Room 330 City Hall/Courthouse

Address Being Appealed:

Number & Street: 672 Edmund AVE City: St. Paul State: MN Zip: 55104

Appellant/Applicant: Hosford Properties Email: anilssen@selectonemortgage.com

Phone Numbers: Business 715-381-1908 Residence _____ Cell _____

Signature: Andrew B Nilssen Date: 9/15/2017

Name of Owner (if other than Appellant): _____

Mailing Address if Not Appellant's: 1254 Hosford ST, Hudson, WI 54016

Phone Numbers: Business 715-381-1908 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.)

Comments:

We got a vacant building registration notice from an Order to Vacate that we got issued on 9/11/2017. We have our code compliance inspections ordered and are just waiting on those to get the repairs needed complete. We are expecting to have 672 Edmund AVE fixed up and rented out in the next 90 days depending on how quickly we get back the code compliance inspections. Thank you



CITY OF SAINT PAUL

Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-1919
www.stpaul.gov/dsi

September 12, 2017

Hosford Properties Llc
1254 Hosford St
Hudson WI 54016-9229

VACANT BUILDING REGISTRATION NOTICE

The premises at **672 EDMUND AVE** has been inspected and found to meet the legal definition of a Vacant Building as described in Saint Paul Legislative Code, Chapter 43. You are required by law to register this building with the Department of Safety and Inspections, Vacant Building Division, by filling out and returning the registration form provided with this letter. You are also required to pay the annual Vacant Building Registration Fee of **\$2,127.00**. The fee is due upon receipt of this letter and must be paid no later than thirty (30) days from the date of this letter, as required in Saint Paul Legislative Code, Chapter 43. If this building is vacant due to a fire, complete the enclosed registration form and return it to this office within 30 days.

Please return the enclosed registration form along with your payment by October 12, 2017.

Do Not Mail Cash

If you wish to pay in person, you may do so from 8:00am to 4:00pm Monday through Friday at:

DEPARTMENT OF SAFETY AND INSPECTIONS
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806

You may file an appeal to this fee or registration requirements by contacting the City Clerk's Office by calling (651)266-8688. Any appeal of this fee must be made within ten (10) days of the date of this notice.

If the registration fee is not received in this office within 45 days of the date of this letter, the full amount owed will be assessed to, and collected with, the taxes for this property as permitted by Saint Paul Legislative Code Chapter 43.

The Code Enforcement Officer has notified the Building Inspection and Design Section that this property meets the legal definition of a registered vacant building and in accordance with Legislative Code Chapter 33, no permits (except demolition, wrecking and removal permits) will be issued until the requirements of all applicable ordinances are fulfilled.

All category 2 and category 3 vacant buildings must be winterized with gas and water services shut off or, alternately, an excess flow gas valve must be installed in the dwelling, within sixty (60) days of the date of this notice.

WRITTEN PERMISSION FROM THE CITY OF SAINT PAUL IS REQUIRED BEFORE A CATEGORY 2 OR CATEGORY 3 VACANT BUILDING CAN BE OCCUPIED OR SOLD.

Category 2: Requirements include: 1. register/re-register the building, 2. pay outstanding fee(s), 3. obtain a code compliance report, 4. submit for approval a rehab cost estimate from a licensed contractor and a schedule for completion of all code compliance work, 5. submit proof of financial responsibility acceptable to the City, and 6. obtain Zoning approval of the proposed use.

Category 3: All requirements listed for Category 2 vacant buildings, AND obtain a **Certificate of Occupancy OR Certificate of Code Compliance** prior to the sale of the building.

If the use of this building meets the definition of a nonconforming use by the Zoning Code, then the use will lose its nonconforming status 365 days from the date the building was declared vacant.

You must contact the Enforcement officer , Mike Kalis, at 651- 266- 1929 to find out what must be done before this building can be legally reoccupied.

The Enforcement Officer may declare this building to constitute a Nuisance Building subject to demolition and issue an Order to Abate under authority of Legislative Code Chapter 45. In the event this building is declared a Nuisance Building, subject to demolition, the Enforcement Office will notify all owners and interested parties of the Order to Abate as provided in the Legislative Code Chapter 45.

If you have questions about this annual registration fee or other vacant building requirements, please contact the District Inspector, Mike Kalis, at 651- 266- 1929.

This registration form and fee is required by law. Your prompt attention to this matter is appreciated.

Steve Wagner
Vacant Buildings Program Manager

Enclosures: Regulations Requirements Information
Vacant Building Registration Form

SM: mk
vb_registration_notice 11/14



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

September 8, 2017

TIM MURPHY/ ANDREW NILSSEN
HOSFORD PROPERTIES
1254 HOSFORD ST
HUDSON WI 54016-9229

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 672 EDMUND AVE
Ref. # 113840

Dear Property Representative:

Your building was determined to be a registered vacant building on September 8, 2017. Since certificates are for the occupancy of buildings, it has become necessary to revoke the Certificate of Occupancy.

An inspection will occur on September 11, 2017 at 1:00 PM to verify the building has been vacated.

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. Interior - Throughout - 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.
Both units condemned for smoke detectors not in working order, emergency exiting blocked, no hot water and gas piping leaking throughout building and plumbing and electrical issues.

2. Interior - Throughout - MFGC 406.5.2 - Immediately repair or replace the leaking fuel equipment piping. This work will require a licensed contractor to obtain permit(s), contact city inspection staff for review of the work, an air test of the system and finalizing of the permit. Call DSI at (651) 266-8989.-
9/8/17: Found tag(s) from Xcel Gas indicating the gas had been shut off at the meter on August 30, 2017. Contacted Xcel directly for latest information and notes indicate Xcel employees found water heater was not drafting properly and multiple leaks in the gas piping in the dwelling.
3. Interior - Furnace Operation - SPLC 34.11 (6), 34.35 (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.
4. Interior - Throughout Building - SPLC 34.14 (2), 34.34 (5) - Provide an approved gas service adequate to meet the buildings' needs. This work will require a licensed contractor to obtain permit(s), perform an air test on the building gas piping and contact city inspection staff to review the work and air test, finalize the permit. Call DSI at (651) 266-8989.
5. Interior - Hot Water to Units - SPLC 34.11(5), 34.35(2), MPC 408.3 - Provide adequate hot water between 110 degrees F and 130 degrees F.
Gas to water heater had been shut off, observed during inspection. No hot water in either unit.
6. Exterior - Front Entry Sidewalk - SPLC 34.08 (10) - Repair, replace and maintain exterior sidewalks, walkways and stairs.-
7. Exterior - Trash Containers - SPLC 34.11 (7), 34.34 (4) Provide additional approved containers or additional pick-ups to meet tenant trash demands.-
Observed one trash container for the property, two recycle bins are full of trash and debris.
8/8/17: Two trash and two recycle dumpsters overflowing with trash. This is ongoing issue for property with multiple complaints regarding trash in property record.
8. Exterior - Yard Areas - SPLC 34.08 (1), 34.32 (1) - All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces.-9/8/17: Broken glass from screen door/window on west side of entry.
8/8/17: Problem continues and spreading to other alley properties as well.
Trash, furniture and debris are scattered all over property.
9. Exterior-entire building - Check All - SPLC 34.09 (4), 34.33 (3) -Provide or repair and maintain the window screen.-No window screens have been repaired or replaced.
8/8/17: Some window screens have been replace, some missing.

10. Interior - Bathrooms in Both Units - 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.-
9/8/17: Second floor kitchen sink waste line leaking, faucet loose; bathroom vanity faucet on/running, toilet sliding. Main Floor: supply water line to toilet leaking, toilet sliding.
8/8/17: no access to property for inspection.
Verified with SPRWS, water bill was/is substantial at this point, contact a licensed plumber to repair the faucet.
11. Interior - Check All - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped.-
9/8/17: Still missing light covers for bulbs throughout. No lights in basement.
Main Floor Unit: missing light cover/globe.
12. Interior - Check All - MSFC 1030.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exit path..-
Main floor south sleeping room has casement window without handle to open window.
13. Interior - Check All - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner.-
Wall in hallway to second floor, plaster missing in 3 foot by 3 foot area. Exposed lathe.
14. Interior - Doors - SPLC 34.33 (3) - Repair and maintain the door in good condition.-
Doors in both units have holes, missing hardware, not closing properly.
15. Interior - Front Entry Porch Floor - SPLC 34.09 (3), 34.33(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) 266-8989.-
Cracked and missing pieces from concrete floor of porch.
16. Interior - Second Floor Unit - SPLC 34.08 (1), 34.34 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.-
Food and debris on the floor of the unit, fruit flies are all over walls, under kitchen sink, in cabinetry.
17. Interior - Throughout - SPLC 34.10 (6), 34.34 (5) - Exterminate and control insects, rodents or other pests. Provide documentation of extermination.-Mouse feces found throughout the dwelling, basement and kitchen areas.7/14/17: PO did not show for inspection, main floor tenant not at property for inspection.8/8/17: no contact from property owners at inspection, no invoices provided regarding the pest control measures.
9/8/17: basement has mouse traps, multiple dead mice found in basement.

18. Interior - SPLC 40.06. - Suspension, revocation and denial.
(a) Grounds for revocation. The fire code official may, in writing, issue a notice to the owner(s) and known interested parties of the city's suspension or revocation of a fire certificate of occupancy issued under the provisions of this code.-
Based on the conditions existing at the time of inspection including but not limited to: lack of basic facilities including hot water and natural gas, leaking of gas piping determined by Xcel Energy (gas provider) and removing notice from gas meter, lack of addressing life safety violations including hardwired smoke detectors and emergency exiting, plumbing issues, rodent activity and general lack of maintenance of the property.
19. Interior-Main Floor - Hard-wired smoke detectors to work - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.-
9/8/17: Hardwired smoke detectors for main floor south sleeping room missing; north sleeping room smoke detector has been painted, beeping at inspection. Second floor hardwired smoke detector in living area has been covered by plastic cover-still in place.
7/14/17: A plastic cover has been placed over the electrical connection for the hardwired smoke detector in second floor unit, main floor unit not accessed for inspection due to property owner not showing up for inspection.
In main floor and second floor unit at final inspection, all hard-wired smoke detectors are required to work. Outlets in main floor north sleeping room not working.
20. Interior-Main Floor - South Sleeping Room - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition.
9/8/17: Casement window still missing handle to open window, window release appears to be painted closed.
Casement window has no crank/handle to open, window appears painted or caulked shut
21. Interior-Second Floor Unit - Electric Baseboard Heaters - SPLC 34.12 (2), SPLC 34.36 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition to properly and safely perform their intended function in accordance with the provisions of the applicable code.
9/8/17: Still missing in second floor. Front of second floor range missing door assembly.
7/14/17: Still missing in more of second floor unit rooms.
Heaters have metal guards removed, replace these.
22. Interior - Throughout - SPLC 34.10 (7), 34.17 (5) - Repair or replace and maintain the woodwork in an approved manner.-9/8/17: Still missing in main floor unit.
23. SPLC 39.02(c) - Complete and sign the smoke detector affidavit and return it to this office.

24. SPLC 40.04 (5) - The owner of a building used for residential occupancy who is applying for their FIRST Fire Certificate of Occupancy, must complete the Department of Safety and Inspection Landlord 101 course, or other landlord training program approved by the Department of Safety and Inspections. 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. For more information on Landlord 101, or to receive registration materials, please visit our webpage at: www.stpaul.gov/cofo or, contact Fire Safety Inspector David Smith by email: david.smith@ci.stpaul.mn.us or phone: (651)266-8995- Required for both property owners.

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: laura.huseby@ci.stpaul.mn.us or call me at 651-266-8998 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Laura Huseby
Fire Inspector

Ref. # 113840



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 9, 2017

TIM MURPHY/ ANDREW NILSSEN
HOSFORD PROPERTIES
1254 HOSFORD ST
HUDSON WI 54016-9229

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 672 EDMUND AVE
Ref. # 113840

Dear Property Representative:

An attempt to inspect your building was made on August 8, 2017, 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 re-inspection will be made on September 8, 2017 at 10:30 AM 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.

DEFICIENCY LIST

1. Interior - Dwelling Units - SPLC 34.19 - Provide access to the inspector to all areas of the building.-
No property owners or tenants available to provide access to property.
2. Interior - Main Floor Unit and Basement - SPLC 34.19 - Provide access to the inspector to all areas of the building.-
Property owner did not show up for inspection. No tenants home in main floor unit.
3. Exterior - Trash Containers - SPLC 34.11 (7), 34.34 (4) - Provide additional approved containers or additional pick-ups to meet tenant trash demands.-Observed one trash container for the property, two recycle bins are full of trash and debris.
8/8/17: Two trash and two recycle dumpsters overflowing with trash. This is ongoing issue for property with multiple complaints regarding trash in property record.

4. Exterior - Yard Areas - SPLC 34.08 (1), 34.32 (1) - All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces.-Trash, furniture and debris are scattered all over property.
8/8/17: Problem continues and spreading to other alley properties as well.
5. Exterior-entire building - Check All - SPLC 34.09 (4), 34.33 (3) -Provide or repair and maintain the window screen.-No window screens have been repaired or replaced.
8/8/17: Some window screens have been replace, some missing.
6. Interior - Bath Tub Faucet Hot Water Leaking - 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.-Verified with SPRWS, water bill was/is substantial at this point, contact a licensed plumber to repair the faucet.
8/8/17: no access to property for inspection.
7. Interior - Check All - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped.-Main Floor Unit: missing light cover/globe.
7/14/17: Tenant not home, property owner did not show up for inspection.
8. Interior - Second Floor Bath - SPLC 34.11 (1), SBC 2902.1, SPLC 34.35 (1), MPC 301.1 Provide an approved number and type of plumbing fixtures.-
Tub faucet leaking hot water profusely while I was present. Faucet on tub is not proper faucet to allow water to shut off, handles are too long.
9. Interior - Throughout - SPLC 34.10 (6), 34.34 (5) - Exterminate and control insects, rodents or other pests. Provide documentation of extermination.-Mouse feces found throughout the dwelling, basement and kitchen areas.
7/14/17: PO did not show for inspection, main floor tenant not at property for inspection.
8/8/17: no contact from property owners at inspection, no invoices provided regarding the pest control measures.
10. Interior-Main Floor - Hard-wired smoke detectors to work - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.-
In main floor and second floor unit at final inspection, all hard-wired smoke detectors are required to work.
Outlets in north sleeping room not working.
7/14/17: A plastic cover has been placed over the electrical connection for the hardwired smoke detector in second floor unit, main floor unit not accessed for inspection due to property owner not showing up for inspection.
11. Interior-Main Floor - South Sleeping Room - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition.-Casement window has no crank/handle to open, window appears painted or caulked shut.
7/14/17: PO did not show up for inspection. Tenant not at home.
12. Interior-Second Floor Unit - Cabinet behind TV - NEC 110.26 - Provide and maintain a minimum of 36 inches clearance in front of all electrical panels.-
7/14/17:TB still in front of electrical panel in second floor unit.

13. Interior-Second Floor Unit - Electric Baseboard Heaters - SPLC 34.12 (2), SPLC 34.36 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition to properly and safely perform their intended function in accordance with the provisions of the applicable code.-Heaters have metal guards removed, replace these. 7/14/17: Still missing in more of second floor unit rooms.
14. Interior - Throughout - SPLC 34.10 (7), 34.17 (5) - Repair or replace and maintain the woodwork in an approved manner.-7/14/17: no access to main floor unit.
15. 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: laura.huseby@ci.stpaul.mn.us or call me at 651-266-8998 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Laura Huseby
Fire Inspector

Ref. # 113840