



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

RECEIVED

10 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8585

OCT 16 2018

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 *CLERK HAS CHECK)
- 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, NOV. 6, 2018

Time 1:30 p.m.

Location of Hearing:

Room 330 City Hall/Courthouse

Address Being Appealed:

Number & Street: 112 Larpenetour Ave W City: St Paul State: MN Zip: 55117

Appellant/Applicant: Nathan Austin Email: navision@gmail.com

Phone Numbers: Business _____ Residence _____ Cell 312-953-4492

Signature: Nathan Austin Date: 10-16-18

Name of Owner (if other than Appellant): 112 Larpenetour, LLC

Mailing Address if Not Appellant's: 500 Westover DR #2520, Sanford NC 27330

Phone Numbers: Business _____ Residence _____ Cell 312-953-4492

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:

SEE ATTACHED.

112 LARPENTEUR AVE W - ATTACHMENT TO
APPLICATION FOR APPEAL 10/16/18

In January of this year, our building at 112 Larpenieur Ave W was fully inspected and approved by Fire Inspector Mike Cassidy. We received our Fire Certificate of Occupancy in January 2018.

We just received a "Correction - Notice of Re-Inspection Complaint" letter from a different Fire Inspector, Efrayn Franquiz, which, despite our recent certification, contains a very lengthy list of alleged deficiencies at our building.

Mr. Franquiz performed his initial inspection of our building on August 30, 2018 without providing us with proper notice. His initial letter dated July 30, 2018 was sent to 112 Carpenter LLC - we never received it, had no knowledge of it, and were not present at that inspection. (It should also be noted that we didn't receive his August 30th deficiency letter until after the appeal deadline had passed).

We are in the process of completing the necessary work to correct the listed deficiencies. However, some of the corrections are proving to be very time consuming and expensive. We are working diligently but will be unable to complete all of the work by the next scheduled inspection date of October 24, 2018. Thank you.



CITY OF SAINT PAUL

375 Jackson Street, Suite 220
St Paul, Minnesota 55101-1806

October 8, 2018

112 Larpenteur LLC
500 Westover Dr Ste 2520
Sanford NC 27330-8941

CORRECTION NOTICE - RE-INSPECTION COMPLAINT

RE: 112 LARPENTEUR AVE W
Ref. # 15587

Dear Property Representative:

A re-inspection was made on your building on October 4, 2018, in response to a complaint. You are hereby notified that the following deficiencies must be corrected prior to re-inspection date.

A reinspection will be made on October 24, 2018 at 1:00 PM.

Failure to comply may result in a criminal citation or the revocation of the Certificate of Occupancy. The Saint Paul Legislative Code requires that no building shall be occupied without a Certificate of Occupancy. The code also provides for the assessment of additional reinspection fees.

DEFICIENCY LIST

1. Exterior - Garage - SPLC 34.08(5), 34.32(3) - All accessory structures including, but not limited to, detached garages, sheds and fences shall be maintained structurally sound and in good repair. Provide and maintain exterior unprotected surfaces painted or protected from the elements. -The garage doors are damaged and do not close properly. The flashing on the top of the garage is damaged and water is leaking down.
2. Exterior - Parking Surface - SPLC 34.08 (7) - All parking spaces shall be paved with asphalt, concrete, or durable dustless surfacing. Before any existing spaces may be paved, site plan approval must be obtained as specified in the St. Paul Zoning Code. Contact DSI Zoning at 651-266-8989.-Finish the repairs to the parking surface and ensure that the surface has no loose rocks and gravel.
3. Exterior - Patio Doors - SPLC 34.33 (3) - Repair and maintain the door in good condition. -There are patio screen doors that are off the tracks.

4. Exterior - Throughout - 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. -There are gutters that are disconnected, damaged and have litters in them. Repair and clean the gutters out.
5. Exterior - Window Screens - SPLC 34.09 (4), 34.33 (3) -Provide or repair and maintain the window screen.
6. Interior - Exit Signs - MSFC 1104.5.3, 1006.3 - Provide and maintain an approved emergency lighting system. -There are emergency exit lights that are hanging loosely and have the face plate coming off.
7. Interior - Fire Doors - MSFC 703.2.1 Signs. Where required by the fire code official, a sign shall be permanently displayed on or near each fire door in letter not less than 1 inch (25mm) high to read as follow: 2. For door designed to be kept normally closed: FIRE DOOR--KEEP CLOSED.
The fire doors are missing the signs. The signs must be placed on both sides of the doors.
8. Interior - Fire Doors - MSFC 703.1 - Provide, repair or replace the fire rated door and assembly. The minimum rating must be:
One hour. There are several fire doors in the building that are in disrepair and do not work properly.
One hour. There are several fire doors that are not approved fire doors and must be replaced.
9. Interior - Near Back Entry Door - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner. -Repair or replace the missing floor tile.
10. Interior - Throughout - SPLC 34.10 (6), 34.34 (5) - Exterminate and control insects, rodents or other pests. Provide documentation of extermination. -There are reports of mice and rats in the building and mice feces has been discovered in the utility room.
11. Interior - Utility Room - MSFC 703.1, 1106.1 - Provide and maintain fire rated floor and/or ceiling construction with approved materials and methods. This work may require a permit(s). Call DSI at (651) 266-8989. The minimum rating must be:-One hour. In the utility room, there is a hole in the ceiling.
12. Interior - Utility Room - MSFC 703.1 - Provide and maintain fire rated wall construction with approved materials and methods. This work may require a permit(s). Call DSI at (651) 266-8989. The minimum rating must be:-One hour. Repair the walls with holes in the utility room.
13. Unit 1 - Bedroom Windows - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition. -In the first bedroom, there are very large cracks and openings around the window frame.

14. Unit 5 - Door - SPLC 34.33 (3) - Repair and maintain the door in good condition. -The strike plate to a bedroom door is damaged and loose.
15. Unit 5 - Smoke Alarm - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area. -The smoke alarm in the first bedroom is missing.
16. Unit 5 - Windows - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition. -The overhead section of the window frame in the bedrooms is damaged and is bulging down. There are also small openings around the frame.
17. SPLC 34.19 - Provide access to the inspector to all areas of the building.

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 the original orders.

If you have any questions, email me at Efrayn.Franquiz@ci.stpaul.mn.us or call me at 651-266-8955 between 7:30 a.m. - 9:00 a.m.

Please help to make Saint Paul a safer city in which to live and work.

Sincerely,

Efrayn Franquiz
Fire Inspector

Ref. # 15587

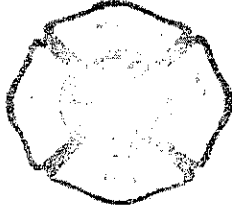


FIRE CERTIFICATE OF OCCUPANCY

City of Saint Paul

Department of Safety and Inspections

Division of Fire Inspection



This certificate is issued in accordance with S.P.L.C. Chapter 40, and other applicable provisions of the Saint Paul Legislative Code.

112 LARPENTEUR AVE W

This building is certified for the following occupancy or use :

Residential 3+ Units

11 Dwelling Units

Reference Number:

15587

Certificate is issued to:

112 LARPENTEUR LLC

500 WESTOVER DR STE 2520

SANFORD NC 27330-8941

This Certificate must be posted in a conspicuous location upon the certified building.
Please direct questions to DSI - Fire Inspection Division 651-266-8989.