



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

RECEIVED

MAR 13 2015

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8585

We need the following to process your appeal: CITY CLERK

- \$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, March 24, 2015
 Time 1:30 P.M.
 Location of Hearing:
 Room 330 City Hall/Courthouse

Address Being Appealed:

Number & Street: 1032 Ryde Street City: ST. PAUL State: MN Zip: _____

Appellant/Applicant: Jeff Mortimer - TBG Holdings LLC Email Jeff@TheBethelGroup.com

Phone Numbers: Business 952-484-7382 Residence _____ Cell 952-484-7382

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

Name of Owner (if other than Appellant): TBG Holdings LLC

Mailing Address if Not Appellant's: 924 Rice Street, ste #8, St Paul, MN 55117

Phone Numbers: Business 952-484-7382 Residence _____ Cell 952-484-7382

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.)

PER case findings of BATC vs. City of St. Paul and City of Morris vs. Saxon in reference to items 13, 17 & 19 of the deficiency list. These items require extensive modification of the existing structure in order to comply. The home was purchased this way and making these

changes are cost prohibitive and will require MAJOR rehab and investment for the amount of attributed gain. We therefore request an appeal and additional time in order to get all the other repairs accomplished in a timely manner.



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

March 4, 2015

JEFFREY L MARTINSON
TBG HOLDINGS LLC
924 RICE ST STE 1
ST PAUL MN 55117-3943

FIRE INSPECTION CORRECTION NOTICE

RE: 1032 RYDE ST
Ref. #120850
Residential Class: D

Dear Property Representative:

Your building was inspected on March 4, 2015 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 May 5, 2015 at 10 am.

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. Exterior - Doors - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door latch.- Maintain all doors and latches in working order and good condition.
2. Exterior - Rear Stairs - SPLC 34.09 (2) 34.32 (2) - Provide an approved guardrail with intermediate ballustrade or rails 4 inches or less apart. This work requires a permit(s). Call DSI at (651) 266-9090.-

3. Exterior - Rear Stairs - 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.-

4. Exterior - Windows - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window frames, glass, sash cords, window locks, and screens.-
Repair or replace all damaged windows and screens to a good condition. Have the permit inspected and approved.

5. Exterior - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door frame.-
The rear sliding door does not open and close as designed. Repair or replace.

6. Exterior - SPLC 34.09 (1) b,c, 34.33 (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.-

7. Exterior - 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.-
Paint the peeling exterior paint including the fence, and protect the unpainted wood from the elements on the garage. Complete the garage, have permits inspected and approved.

8. Interior - Basement - MFGC Chapter 4 - Provide or replace fuel equipment piping in compliance with the mechanical code. This work requires a permit(s). Call DSI at (651) 266-8989.-
Work done on the boiler without permits. Provide approved permits.

9. Interior - Basement - SPLC 34.11 (5), 34.34 (2) - Contact a licensed contractor to repair or replace the water heater. This work requires a permit(s). Call DSI at (651) 266-9090.-
New venting on the water heater without permits. Provide approved permits.

10. Interior - Basement - MFGC 501.2 - Provide, repair or replace the fuel equipment vent or vent liner to develop a positive flow adequate to convey all products of combustion to the outside. This work requires a permit(s). Call DSI at (651) 266-9090.-

11. Interior - Bedroom - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.-
The ceiling fan in the bedroom is damaged. Repair or replace.

12. Interior - Doors - SPLC 34.09 (3) i - Provide and maintain an approved one-inch throw single cylinder deadbolt lock.-
Provide deadbolt locks on doors.

13. Interior - Egress Window - MSFC 1026.1 - Provide and maintain an approved escape window from each sleeping room or area, or discontinue use of area as a sleeping room. This work requires permit(s). Call DSI at (651) 266-8989.-

The upper rear bedroom window exits into an enclosed second floor porch. The second window in the bedroom in in the closet. Provide an approved escape window.

14. Interior - Kitchen - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the ceiling in an approved manner.-

Patch and paint the kitchen ceiling area.

15. Interior - Throughout - SPLC 34.14 (2) c - Provide or replace the duplex convenience outlet with ground fault protection within 3 feet of the basin on an adjacent wall in all bathrooms. This work requires a permit(s). Call DSI at (651) 266-9090.-

16. Interior - Throughout - SPLC 34.14 (2), 34.34 (5) - Provide an approved electrical service adequate to meet the buildings needs. This work requires a permit(s), call DSI at (651) 266-9090.-

The electrical panel is not labeled and you will need an approved permit for the work completed on the interior of the home.

17. Interior - Throughout - 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 is a duplex that has been converted to a single family home. This may need a code anylasis to comply with requirements to dertiermine the scope of work to be completed under permit. The Building Official can be reached at 651-266-9021 for a code anylisis.

18. Interior - Throughout - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped.-

Provide globe covers throughtout, including lights in the closets.

19. Interior - Throughout - 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.-

20. Interior - Throughout - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the cabinets in an approved manner.-

21. Interior - Throughout - SPLC 34.10 (7), 34.33 (6) - Repair or replace and maintain the woodwork in an approved manner.-

Repair or replace interior doors and provide door knobs on all missing doors. (Basement, bedroom, and bathroom)

22. Interior - Throughout - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.-

Provide a smoke detector outside each sleeping area and due to the active permits, smoke detectors will also be required inside all bedrooms. Placement should meet code.

23. Interior - Throughout - MSFC 1003.3.1.8 - Remove unapproved locks from the unit doors. The door must be openable from the inside without the use of keys or special knowledge or effort.-

Remove slide bolt locks on the front door and the 2 x 4 across the side door.

24. Interior - Water Temp - SPLC 34.11(5), 34.34(2), SPC 4715.0200Q - Provide adequate hot water between 120 degrees F and 130 degrees F.-

Turn down the water heater to meet 120-130 degrees.

25. Interior - Basement - MSMC 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 and installed in accordance with the mechanical code. This work requires a permit(s). Call DSI at (651) 266-8989.-

Replace the dryer vent to meet code. The current material is too thin, held together by duct tape, and non insulated. Provide an approved permit.

26. 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.

27. 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: lisa.martin@ci.stpaul.mn.us or call me at 651-266-8988 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,

Lisa Martin

An Equal Opportunity Employer

Fire Inspector

Reference Number 120850