



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

RECEIVED

OCT 06 2015

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8585

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 Check # 2036)
- ☐ 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, October 20th 2015

Time 2:30 p.m.

Location of Hearing:

Room 330 City Hall/Courthouse

Address Being Appealed:

Number & Street: 804 OTTAWA City: St. Paul State: MN Zip: 55107

Appellant/Applicant: James Richards Email: JimRichards_2000@yahoo.com

Phone Numbers: Business _____ Residence _____ Cell 763-587-3789

Signature: James Richards Date: 10-6-15

Name of Owner (if other than Appellant): Savannah Richards and James Richards

Mailing Address if Not Appellant's: _____

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/Correction
- ☐ Code Enforcement Correction Notice
- ☒ Vacant Building Registration
- ☐ Other (Fence Variance, Code Compliance, etc.)

Rehab is nearly complete. All permits were
pulled, rough in inspected/passed, finishing
work now. Plan to be done by
October 31, 2015.



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 24, 2015

James A Richards/Savannah S Richards
804 Ottawa Ave
Saint Paul MN 55107-3528

VACANT BUILDING REGISTRATION RENEWAL NOTICE

Dear Sir or Madam:

As the owner or responsible person for the property located at

804 OTTAWA AVE

you are required by law to register this building with the Department of Safety and Inspections on the form provided with this letter and to pay the annual Vacant Building registration fee of **\$2,025.00**. The purpose of this fee is to provide partial reimbursement to the City for administrative costs. This fee is due annually as required in Saint Paul Legislative Code Chapter 43.

The renewal due date for this building is **October 24, 2015**. The annual registration fee and the enclosed registration form for this building is due on the renewal date. If you pay by mail, please fill in the enclosed registration form and return it with your payment.

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.

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.

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 , Dennis Senty, at 651- 266- 1930 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, Dennis Senty, at 651- 266- 1930.

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

Steve Magner
Vacant Buildings Program Manager

Enclosures: Regulations Requirements Information
Vacant Building Registration Form

SM: ds
vb_registration_renewal_notice 11/14

Also Sent To:

James Richards 4725 Twin Lake Ave Brooklyn Center MN 55429

List of Activity...

Number	Address	Description	Details	Status
15 158452 PLB 00 PG	804 OTTAWA AVE		Plumbing/Gasfitting/Inside Water Piping Type: Plumbing/Inside Water (All) Residential Replace Issued Date: 09/14/2015 Contractor: Soderlin Plbg & Htg Estimated Value: \$1,200.00 Activity (most recent first): Office Application Review: 09/14/2015: Approved to Issue	Active/Issued
15 142174 S&C 00 E	804 OTTAWA AVE		Electrical Permit Type: Service & Circuits Residential Repair/Alter Issued Date: 07/22/2015 Contractor: James A Richards Estimated Value: \$3,000.00 Activity (most recent first): MAIN-Electrical Inspection: 09/18/2015: Approved by Location	Inspected
15 139507 STM 00 M	804 OTTAWA AVE		Mechanical Permit Type: Steam or Hot Water Residential Repair/Alter Issued Date: 07/15/2015 Contractor: Soderlin Plbg & Htg Estimated Value: \$1,000.00 Activity (most recent first): Office Application Review: 07/15/2015: Approved to Issue	Active/Issued
15 137924 PLB 00 PG	804 OTTAWA AVE		Plumbing/Gasfitting/Inside Water Piping Type: Plumbing/Inside Water (All) Residential Replace Issued Date: 07/10/2015 Contractor: Soderlin Plbg & Htg Estimated Value: \$4,000.00 Activity (most recent first): MAIN-Plumbing Inspection: 08/26/2015: Corrections Required Office Application Review: 07/10/2015: Approved to Issue	Inspected

✓ = done

Department of Safety & Inspection
Ricardo X. Cervantes, Director



CITY OF SAINT PAUL

Christopher B. Coleman, Mayor

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

Telephone: 651-266-8989
Facsimile: 651-266-9124
www.stpaul.gov/dsi

Code Compliance Report

April 16, 2015

* * This Report must be Posted
on the Job Site * *

FANNIE MAE
4801 HIGHWAY 61 SUITE 100
WHITE BEAR LAKE MN 55110

Re: 804 Ottawa Ave
File#: 14 340446 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on April 02, 2015.

Please be advised that this report is accurate and correct as of the date April 16, 2015. All deficiencies identified by the City after this date must also be corrected and all codes and ordinances must be complied with. This report is valid for 365 days from April 16, 2015. This report may be used in lieu of a Truth in Housing Report required in St Paul Legislative Code 189. This building must be properly secured and the property maintained at all times.

In order to sell or reoccupy this property the following deficiencies must be corrected:

ZONING

1. This property is in a(n) R4 zoning district.
2. This property was inspected as a Single Family Dwelling.

BUILDING Inspector: Jim Seeger

Phone: 651-266-9046

- ✓1. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
- ✓2. Any framing members that required repair or do not meet code (where wall and ceiling covering is removed, members that are over-spanned, over-spaced, not being carried properly, door and window openings that are not adequately supported, etc.) are to be reconstructed in an approved manner. SPLC 34.34 (1)
- ✓3. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
4. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4

- ✓5. Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible. MNRC Ch 1309 Sect 313.2.1
- ✓6. Provide major clean-up of premises. SPLC 34.34 (4)
- 7. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
- ✓8. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
- ✓9. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
- ✓10. Provide general rehabilitation of garage. SPLC 34.32 (3)
 - 11. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
- ✓12. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
- ✓13. Provide ground cover capable of controlling sediment and erosion. SPLC 34.08 (3)
- ✓14. Rebuild or replace rear steps and landing.
 - 15. Repair roof overhang supports at gable ends and relevel overhangs of roof.
- ✓16. Replace all water damaged siding on garage.
- ✓17. Repair garage overhaed door.
 - 18. Install handrails (34 inches - 38 inches above each nosing) and guardrails (36 inch minimum) at all stairways, and return hand rail ends into a newel post or wall per attachment. MNRC Ch 1309 Sect. 311 & 312
- ✓19. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
- ✓20. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
 - 21. Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts. SPLC 34.09 (3h)
 - 22. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
- ✓23. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
- ✓24. Prepare and paint interior and exterior as necessary. Observe necessary abatement procedures (EPA, MPCA and St. Paul Legislative Code, Chapter 34 for additional information) if lead base paint is present. SPLC 34.33 (1)
- 25. A building permit is required to correct the above deficiencies. All work is to be done in a workmanship like manner. SPLC 33.03 (a)

ELECTRICAL Inspector: Joe Sobanski

Phone: 651-266-9034

- ✓1. Properly wire dishwasher/disposal to current NEC.
- ✓2. Install hard-wired, battery backup, Carbon Monoxide smoke detector as specified in Chapter 58 of the Saint Paul Legislative Code, and other smoke detectors and carbon monoxide detectors as required by the Minnesota State Building Code. SPLC 58, IRC
- ✓3. Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC

- ✓4. Verify wiring in garage is done to NEC. No access at time of inspection.
- ✓5. Repair the electrical service grounding conductor to the metallic water piping system. Install a conductor sized to Table 250.66 (NEC) from the electrical service to within 5' of the entrance point of the water service, and bond around the water meter. Article 250, NEC
- 6. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
- ✓7. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
- ✓8. Basement -Close openings in service panel/junction boxes with knockout seals, breaker blanks, proper cable clamps, and/or junction box covers. Article 110.12 (A), NEC
- ✓9. Basement -Attic -Properly strap and support cables and/or conduits. Chapter 3, NEC
- ✓10. Service/Mast -Properly strap and support cables and/or conduits. Chapter 3, NEC
- ✓11. Throughout -Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
- ✓12. Throughout -Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaires (light fixtures), switches, covers and plates to current code. Article 406.4(D) & Article 410, NEC
- ✓13. Throughout -Check all receptacles for proper polarity (including 2-prong) and verify ground on 3-prong receptacles. Ensure all GFCI receptacles are functioning properly. Rewire and/or replace receptacles that are improperly wired or not functioning properly. Article 406.4(D), NEC
- ✓14. All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
- ✓15. Any open walls or walls that are opened as part of this project must be wired to the standards of the current NEC.
- ✓16. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Troy McManus

Phone: 651-266-9053

- ✓1. Basement -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
- ✓2. Basement -Gas Piping -(MFGC 614.1-614.7) Vent clothes dryer to code.
- ✓3. Basement -Laundry Tub -(MPC 0200 E & MPC 2500) Install a proper fixture vent to code.
- ✓4. Basement -Laundry Tub -(MPC 2300) Install the waste piping to code.
- ✓5. Basement -Laundry Tub -(MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
- ✓6. Basement -Lavatory -(MPC 0200 E & MPC 2500) Install a proper fixture vent to code.
- ✓7. Basement -Lavatory -(MPC 2300) Install the waste piping to code.
- ✓8. Basement -Lavatory -(MPC 0200 O) Repair/replace the fixture that is missing,

- broken or has parts missing.
- ✓9. Basement -Lavatory -(MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
 - ✓10. Basement -Soil and Waste Piping -(MPC 1000) Install a front sewer clean out.
 - ✓11. Basement -Soil and Waste Piping -(MPC 1300) Replace the floor drain cover or clean out plug.
 - ✓12. Basement -Soil and Waste Piping -(MPC 1000) Install a clean out at the base of all stacks.
 - ✓13. Basement -Toilet Facilities -(MPC 0200 E & MPC 2500) Install a proper fixture vent to code.
 - ✓14. Basement -Toilet Facilities -(MPC 0870) Reset the toilet on a firm base.
 - ✓15. Basement -Tub and Shower -(MPC 0200 E & MPC 2500) Install a proper fixture vent to code.
 - ✓16. Basement -Tub and Shower -(MPC 2300) Install the waste piping to code.
 - ✓17. Basement -Tub and Shower -(MPC 1380 Subp.5) Install an anti-scald control device, ASSE Standard 1016.
 - ✓18. Basement -Water Heater -(MPC 2210 Subp.4) Correct the pressure and temperature relief valve discharge.
 - ✓19. Basement -Water Heater -(MFGC 503) Install the water heater gas venting to code.
 - ✓20. Basement -Water Heater -(MPC 2180) The water heater must be fired and in service.
 - ✓21. Basement -Water Meter -(MPC 1800, Subp.3, 4) The service valves must be functional and installed to code.
 - ✓22. Basement -Water Piping -(MPC 1720) Repair or replace all the corroded, broken, or leaking water piping.
 - ✓23. Basement -Water Piping -(MPC 0420) Replace all the improper fittings and fittings that have improper usage.
 - ✓24. Basement -Water Piping -(MPC 2100) Install a proper backflow assembly or device for the boiler fill water line.
 - ✓25. Basement -Water Piping -(MPC 1700) Provide water piping to all fixtures and appliances.
 - ✓26. Basement -Water Piping -(SPRWS Water Code) Provide a one (1) inch water line to the first major take off.
 - ✓27. First Floor -Lavatory -(MPC 2300) Install the waste piping to code.
 - ✓28. First Floor -Lavatory -(MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
 - ✓29. First Floor -Sink -(MPC 2300) Install the waste piping to code.
 - ✓30. First Floor -Toilet Facilities -(MPC 0870) Reset the toilet on a firm base.
 - ✓31. First Floor -Tub and Shower -(MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
 - ✓32. First Floor -Tub and Shower -(MPC 1380 Subp.5) Install an anti-scald control device, ASSE Standard 1016.
 - ✓33. First Floor -Tub and Shower -(MPC 1240) Replace the waste and overflow.

- ✓34. All the above corrections to waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Chapter 4715 & Chapter 326, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code, and the Saint Paul Regional Water Code. All plumbing must be done by a plumbing contractor licensed in the State of Minnesota and the City of St. Paul under an approved permit.

Heating Inspector: Pat McCullough

Phone: 651-266-9015

- ✓1. Install approved level handle manual gas shutoff valve on boiler and remove unapproved valve
- ✓2. Install approved automatic gas valve for boiler
- ✓3. Clean and Orsat test boiler burner. Check all controls for proper operation. Check boiler heat exchanger for leak; provide documentation from a licensed contractor that the heating unit is safe
- ✓4. Replace boiler flue venting to code
- ✓5. Vent clothes dryer to code and provide approved gas piping and valve.
- ✓6. Provide adequate combustion air and support duct to code
- ✓7. Bathrooms require a means to ventilate the space. Provide a window with an aggregate glazing area of not less than 3 square feet, one half of which must be operable. Alternative is a bath fan properly vented to the outside. All kitchen exhaust must be venting to exterior. A mechanical ventilation permit will be required for the bath fan and/or kitchen exhaust.
- ✓8. Attach metal tag to expansion tank valve stating that this valve must be open at all times except when draining the expansion tank
- ✓9. Support supply and return piping from heating system according to code
- ✓10. Conduct witnessed pressure test on hot water heating system and check for leaks
- ✓11. Install back flow preventer on city water fill line to hot water heating system and pipe vent as required.
- ✓12. Mechanical hot water and mechanical gas permits are required for the above work.
- ✓13. Install isolation valves on boiler supply and return.

Notes:

- 1. See attachment for permit requirements and appeals procedure.
- 2. Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.
- 3. Interior of garage not available for inspection. Repair per applicable codes.

Re: 804 Ottawa Ave
April 16, 2015
Page 6

This is a registered vacant building. In order to sell or reoccupy this building, all deficiencies listed on this code compliance report must be corrected in accordance with the Minimum Housing Standards of the St. Paul Legislative Code (Chapter 34) and all required permits must receive final approval within six (6) months of the date of this report. One (1) six-month time extension may be requested by the owner and will be considered if it can be shown that the code compliance work is proceeding and is more than fifty (50) percent complete in accordance with Legislative Code Section 33.03(f).

You may file an appeal to this notice by contacting the City Clerk's Office at 651-266-8688. Any appeal must be made in writing within 10 days of this notice. (You must submit a copy of this notice when you appeal, and pay a filing fee.)

If you have any questions regarding this inspection report, please contact Jim Seeger between 7:30 - 9:00 AM at 651-266-9046 or leave a voice mail message.

Sincerely,

James L. Seeger
Code Compliance Officer
Department of Safety and Inspections
City of Saint Paul
375 Jackson Street, Suite 220
Saint Paul MN 55101
Phone: 651-266-9046
Email: jim.seeger@ci.stpaul.mn.us

Attachments