



# APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

RECEIVED

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8585

JUL 08 2020

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 \_\_\_\_\_)
  - 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

<b>HEARING DATE &amp; TIME</b> (provided by Legislative Hearing Office) Tuesday, <u>July 14, 2020</u>
Time <u>2:30 p.m.</u>
Location of Hearing: <u>Room 330 City Hall/Courthouse</u> <u>Teleconference</u>

Call between 2:30 p.m. and 4:00 p.m.

## Address Being Appealed:

Number & Street: 765 Reaney ave. City: St. Paul State: MN Zip: 55106

Appellant/Applicant: blia vang and som lee Email: Blia\_vng@yahoo.com

Phone Numbers: Business 651-470-2256 Residence st. paul Cell 651-470-2256

Signature: ~~Christina Greene~~ [Signature] Date: 6/25/20

Name of Owner (if other than Appellant): Blia Vang and Som Lee

Mailing Address if Not Appellant's: \_\_\_\_\_

Phone Numbers: Business \_\_\_\_\_ Residence st Paul Cell 651-470-2256

## 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:



CITY OF SAINT PAUL

375 Jackson Street, Suite 220  
Saint Paul, MN 55101-1806Telephone: 651-266-8989  
Facsimile: 651-266-1919  
www.stpaul.gov/dsi

June 18, 2020

Som Lee  
1005 Case Ave  
St Paul MN 55106-3907

Customer #:1574896

Bill #: 1505325

## VACANT BUILDING REGISTRATION NOTICE

The premises at **765 REANEY 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.

**Payment must be received by July 18, 2020 .**

You may pay this registration fee online by going to **online.stpaul.gov** and selecting the 'Make a Payment' option. You will need your customer number and bill number to process a payment - both can be found on this letter.

To pay this invoice by mail please send this registration form along with payment to:

DEPARTMENT OF SAFETY AND INSPECTIONS  
375 Jackson Street, Suite 220  
Saint Paul, MN 55101-1806  
**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 the above address.

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 , James Hoffman, at 651- 266- 1947 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, James Hoffman, at 651- 266- 1947.

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: jh  
vb\_registration\_notice 11/14



CITY OF SAINT PAUL

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

Telephone: 651-266-8989  
Facsimile: 651-266-9124  
Web: [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

May 21, 2020

Som Lee  
1005 Case Ave  
St Paul MN 55106-3907

## **Revocation of Fire Certificate of Occupancy and Order to Vacate**

RE: 765 REANEY AVE  
Ref. # 113821

Dear Property Representative:

Your building was inspected on May 21, 2020, 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 reinspection will be made on June 12, 2020 at 11:00A.M. 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. Exterior - Doors - SPLC 34.33 (3) - Repair and maintain the door in good condition.-The back entry door does not fit properly within its frame and daylight can be seen from the sides. On the exterior side of this door, the frame is cracked and has chipping and peeling paint.The front entry screen door is missing the door closer.
2. Exterior - Fence & Garage - SPLC 34.08(5), 34.32(3) - All accessory structures including, but not 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.-There are sections of the fascia (including behind the gutters) that has boards that is not pre-treated lumber and is not protected from the natural elements. There are other sections of the fascia that has chipping and peeling paint and broken.There are damages and openings under the soffits.  
There are missing corner cover panels, damaged panels and boards. The back fence is in disrepair.
3. Exterior - Garage - MSFC 505.1 - Provide address numbers at least four (4) inches in height.-The garage has worn and faded numbers.

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4. Exterior - Garage - SPLC 34.19 - Provide access to the inspector to all areas of the building.
5. Exterior - Handrails - SPLC 34.09 (3), 34.33(2) - Repair or replace the damaged handrail in an approved manner. This work may require a permit(s). Call DSI at (651) 266-8989.-The handrails at the front of the house are damaged and is missing the return piece.
6. Exterior - House - SPLC 34.09 (1)(2), 34.33 (1) - 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. Protective treatments. All exterior surfaces, including, but not limited to doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in a professional state of maintenance and repair. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting, by utilizing paint which is not lead-based, or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted-All around the house, there are different spots including the front and back porch, the deck, window frames and trims, guardrails and handrails that have chipping and peeling paint. There is a fascia board that has a hole in it.
7. Exterior - Window - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition.-There is a picture window on the West side of the house that been improperly installed and has a piece of cardboard at the top covering the opening. Properly repair this window.
8. Exterior - Window Screens - SPLC 34.09 (4), 34.33 (3) -Provide or repair and maintain the window screen.-
9. Interior - Back Stairway - 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.-The light fixture in the back stairway is missing the globe.
10. Interior - Back Stairway - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner.-There is a wooden panel has been improperly placed on the back stairway ceiling and has openings on the sides. There is a black substance developing on the ceiling over the basement stairs and it is water damaged.
11. Interior - Basement - MSFC 1103.8.1 Replacement of smoke alarms. Single- and multiple-station smoke alarms shall be replaced when: 2. They exceed 10 years from the date of manufacture. Smoke alarms shall be replaced with smoke alarms having the same type of power supply.  
-The hard-wired smoke alarm in the basement is expired.
12. Interior - Basement - MSFC 603.5.3 - Provide clearance around all mechanical equipment.-

13. Interior - Basement - SPLC 34.11 (5), 34.35 (2) - Contact a licensed contractor to repair or replace the water heater. This work require a permit(s). Call DSI at (651) 266-8989.- Contact a licensed contractor to bring the water heater up to code. The water heater has unapproved water line connectors, the top piece on top of the water heater is not secured and the exhaust duct pitches downward.
14. Interior - Basement - MPC 507.5 - Provide pressure relief valve for hot water heater piped to within 18 inches of the floor.-The drain relief pipe for the water heater is too short.
15. Interior - Front Stairway - SPLC 34.10 (7), 34.17 (5) - Repair or replace and maintain the woodwork in an approved manner.-The cover for the top of the stairway post is loose and unsecured.
16. Unit 1 - Bathroom - SPLC 34.10 (4), 34.34 (3) - Provide a bathroom wall impervious to water.-The shower walls are in disrepair with broken and cracked tiles, tiles that are coming loose and have openings and missing grout.
17. Unit 1 - Bathroom - 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.-The cover for the bathroom ventilation fan has come loose from the ceiling and there is a lot of lint on it. Properly place the cover back and clean the cover.
18. Unit 1 - Bathroom - 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.-The bath tub faucet has been improperly installed and is not properly covered. The back part of the faucet is open leaving it exposed for water to enter the shower wall. The toilet is loose and unsecured.
19. Unit 1 - Bathroom & Kitchen - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.-There is a burned outlet in the kitchen. Replace the outlet. Clean the GFCI outlet in the bathroom or replace.
20. Unit 1 - Doors - SPLC 34.33 (3) - Repair and maintain the door in good condition.-The side entry storm door is missing the door closer and the screen is torn. The frame and trim for the storage room door is broken.
21. Unit 1 - Front Entry Door - SPLC 34.09 (4) i - Repair and maintain an approved one-inch throw single cylinder deadbolt lock.-The front entry door for Unit 1 is missing the deadbolt. This door is required to have a deadbolt.
22. Unit 1 - Water - SPLC 34.11(5), 34.35(2), MPC 408.3 - Provide adequate hot water between 110 degrees F and 120 degrees F.-The hot water pressure is low.
23. Unit 1 & 2 - Throughout - SPLC 34.10 (6), 34.34 (5) - Exterminate and control insects, rodents or other pests. Provide documentation of extermination.-There is mice feces in t he kitchen and signs of roach activity in the bathroom.

24. Unit 2 - Bathroom - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.-The switch for the bathroom fan is worn and does not work properly. Replace the switch.
25. Unit 2 - Bathroom - 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.-The cover for the bathroom ventilation fan is coming loose from the ceiling. The vent cover on the bathroom ceiling is missing.
26. Unit 2 - Bathroom - 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.-The toilet is running water.
27. Unit 2 - Bathroom & Kitchen - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner.-There are several cracks on the bathroom and kitchen ceiling.
28. Unit 2 - Kitchen - SPLC 34.14 (2) c - Repair 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 may require a permit(s). Call DSI at (651) 266-8989.-The GFCI outlet in the kitchen has no power.
29. Unit 2 - Kitchen - SPLC 34.10 (7) - Repair and maintain the cabinets in an approved manner.-The missing drawers and underneath there are openings around the plumbing equipment that is allowing insects and rodents to enter the apartment.
30. Unit 2 - Water - SPLC 34.11(5), 34.35(2), MPC 408.3 - Provide adequate hot water between 110 degrees F and 120 degrees F.-The hot water temperature has been read at 129 degrees Fahrenheit. Reduce the water temperature.
31. Unit 2 - Windows - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition.-The upstairs bedroom windows are hard to open and close and the right window does not stay up and slides down. The weather seal is coming loose. The window sills are worn and unprotected from the natural elements. The windows in the front bedroom are hard to open and close and the left window sash is damaged near the bottom. The window in the side bedroom is hard to open and close. Clean out the window sill so the window can close properly.
32. 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: [james.thomas@ci.stpaul.mn.us](mailto:james.thomas@ci.stpaul.mn.us) or call me at 651-266-8983 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

James Thomas  
Fire Safety Inspector

Ref. # 113821