



# 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, **December 7, 2021**

Time: you will be called between  
**2:00 p.m.** & **3:30 p.m.**

Location of Hearing:  
 Teleconference due to Covid-19 Pandemic

## Address Being Appealed:

Number & Street: 681 York Ave City: St Paul State: MN Zip: 55106

Appellant/Applicant: 681 York LLC - Chris Bjorling Email: info@thecornerstonecollective.com

Phone Numbers: Business 612-440-2312 Residence \_\_\_\_\_ Cell \_\_\_\_\_

Signature: *Chris Bjorling* Date: 11/29/2021

Name of Owner (if other than Appellant): \_\_\_\_\_

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 Requesting more time to complete repairs (details attached)
- Code Enforcement Correction Notice \_\_\_\_\_
- Vacant Building Registration \_\_\_\_\_
- Other (Fence Variance, Code Compliance, etc.) \_\_\_\_\_

## 681 York Ave Appeal Details

Thank you for considering our request for more time to complete repairs for 681 York Ave. We are appreciated for your consideration and just wanted to provide some quick details behind the reason for the request.

- Due to the Thanksgiving holiday, we just received an updated repair list listing 46 items on November 29<sup>th</sup>, 2021 and a due date of December 7<sup>th</sup>. A number of these items require a permit to be pulled which will take some additional time to get open, inspected and closed.
- We have attempted to make repairs at the property and have received threats of physical harm from tenants in the building (stating they are going to shoot us or physically assault the repair contractors) which has made making repairs much more challenging.
- We are in the process of working with a case manager for one of the tenants to relocate them due to these threats and working with another tenant on relocation for similar reasons as well.

Thank you for your consideration and understanding.



CITY OF SAINT PAUL

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Saint Paul, Minnesota 55101-1806

Telephone: 651-266-8989  
Facsimile: 651-266-8951  
Web: [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

November 19, 2021

EMILY STOKS  
1330 LAGOON AVE 4TH FLOOR  
MINNEAPOLIS MN 55408 USA

## **FIRE INSPECTION CORRECTION NOTICE**

RE: 681 YORK AVE  
Ref. #13307  
Residential Class: C

Dear Property Representative:

Your building was inspected on November 19, 2021 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.

**NOTE: New deficiencies have been added to this notice due to a complaint at this property on November 17, 2021.**

**A re-inspection will be made on December 7, 2021 at 1:00 pm. Updated.**

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. #1 - Both doors - MSFC 703.1 - Provide, repair or replace the fire rated door and assembly. -Repair the unit doors so that they close and latch on their own.
2. #1 - Front unit door - SPLC 34.09 (4), 34.32 (3) - Repair and maintain the door latch. - Missing strike plate on the front door.

3. #1 - Kitchen - SPLC 34.10 (7), 34.17 (5) - Repair or replace and maintain the woodwork in an approved manner. -Missing window trim.
4. #2 - Allow access - SPLC 34.19 - Provide access to the inspector to all areas of the building. -Manager did not have access to the unit during inspection.
5. #3 - Both unit doors - MSFC 703.1 - Provide, repair or replace the fire rated door and assembly. The minimum rating must be: 20 minutes. -Both unit doors need to be replaced with a 20-minute fire door under permit.
6. #3 - Burning incense - MSFC 308.1.2 - No person shall throw or place, or cause to be thrown or placed, a lighted match, cigar, cigarette, matches, or other flaming or glowing substance or object on any surface or article where it can cause an unwanted fire. -Tenant was burning incense in the entry door frames.
7. #3 - Front room - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring. -There is an extension cord that is powering a power strip and an air conditioner.
8. #3 - Front room - NEC 440.13 - For cord-connected equipment such as: room air conditioners, household refrigerators and freezers, drinking water coolers, and beverage dispensers, a separable connector or an attachment plug, and receptacle shall be permitted to serve as the disconnecting means. The appliance must plug directly into a permanent outlet. -There is an air conditioner that is being powered through a power strip and an extension cord.
9. #3 - Front room - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window glass. - Cracked window glass.
10. #3 - Front room - 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. -Missing smoke alarm inside of the bedroom.
11. #3 - Kitchen - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner. -Torn flooring in the kitchen.
12. #3 - Kitchen - MSFC 5704.3.4, SPLC 34.15 (1) - Reduce and maintain the flammable or combustible liquids storage quantity in accordance with this section or other approved storage methods. -Remove the LP cylinder from the building.
13. #3 - Living room - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.-There is an outlet on the wall by the kitchen that has been painted over and is missing the cover plate.

14. #3 - Unit number - MSFC 505.1 - Provide address numbers on building. -Provide the unit number on the outside of the entry doors.
15. #4 - Bathroom - SPLC 34.11(4), 34.35(1), MPC 601.1 - Provide an adequate water supply to all water closets, sinks, showers and tubs. -Low water pressure in the bathroom sink.
16. #4 - Front room - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.-Missing outlet cover.
17. #4 - Front room - 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. -Missing smoke alarm in the front room.
18. #4 - Front unit door - MSFC 505.1 - Provide address numbers on building. -Provide unit number on the outside of the unit door.
19. #4 - Front unit door - MSFC 703.1 - Provide, repair or replace the fire rated door and assembly. The minimum rating must be: 20 minutes. -Replace the unit door under permit.
20. #4 - Kitchen - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. -There are cracks in the wall that are bulging away from the wall.
21. Attic - South side - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition. -One of the attic windows was laying on the floor in the attic.
22. Basement - Bottom of stairs - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. -The lower half of the wall is missing on the stairs.
23. Basement - Stairs to basement - SPLC 34.10 (3), 34.34(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. -Missing handrail.
24. Exterior - Back Stairs - SPLC 34.09 (3) | 34.33(2) - Repair or replace the unsafe stairways, porch, decks or railings in an approved manner. Every outside stair, porch and deck shall be constructed safely and shall be capable of supporting imposed loads as determined in the building code and shall be kept in a professional state of maintenance and repair with proper anchorage. This work may require a permit(s). Call DSI at (651) 266-8989.-The back exterior stairs are in disrepair with improper footings, the ledger boards are rotted, damaged and is breaking away. The stairs have shifted inward and is slightly wobbly. The top left rail is coming loose. Immediately repair the back stairs.

25. Exterior - West side - 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. -There is a missing piece of siding on the west side of the house.
26. Exterior - Where needed - SPLC 34.09 (4), 34.33 (3) -Provide or repair and maintain the window screen. -Missing and torn screens.
27. Interior - Attic Door - MSFC 1010.1.9 - Remove unapproved locks from the exit doors. The door must be openable from the inside without the use of keys or special knowledge or effort. -Remove the small hasp-lock on the attic door.
28. Interior - Back Stairway Area - NEC 300.21 - Provide for the openings through walls, partitions, floors or ceilings to be fire stopped using approved methods.
29. Interior - Back Stairway Area - 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. The walls in the back basement stairway and upper stairway have large cracks and damages on them.
30. Interior - Back Stairway Area - MSFC 704.1, 1105.1 - 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 back basement stairway and upper stairway, there are large holes and openings.
31. Interior - Basement - MSFC 604.1 - Remove unapproved exposed wiring and install in accordance with the electrical code. This work may require a permit(s). Call DSI at (651) 266-8989.-Near some white-water lines, there are exposed and spliced wires.
32. Interior - Basement - NEC 300.11 - Provide for all raceways, cable assemblies, boxes, cabinets, and fittings to be securely fastened in place. -There are wires in the basement (leading to panel) that are not properly installed and secured.
33. Interior - Basement - MMC 504.1 - 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 may require a permit(s). Call DSI at (651) 266-8989.-The dryer exhaust duct has been improperly installed and there is a section that is resting on a pipe. On the exterior side, the exhaust duct is missing the hood. There is no permit on file for this exhaust duct. Contact a licensed contractor to bring this exhaust duct up to code under permit.

34. Interior - Basement - MMC 305.2 - Install proper hangers and support for the gas piping in compliance with the mechanical code. -The gas line next to the dryer exhaust duct is loose and unsecured.
35. Interior - Basement - 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 faucet for the laundry tub is leaking water and there is now water on the basement floor.
36. Interior - Basement - SPLC 34.11 (5), 34.35 (2), MPC 501.1 - Contact a licensed contractor to repair or replace the water heater. This work may require a permit(s). Call DSI at (651) 266-8989.-The manufacturer's date on the water heater is 19JUN2017. There is no permit on file for this water heater. The water heater has the incorrect type of water lines and incorrect gas line connector. Contact a licensed contractor to bring the water heater up to code under permit.
37. Interior - Basement - MPC 312.0, MPC 313.0 - Provide approved support for all plumbing piping. -There are water lines over the laundry that is being held up by a plastic bag.
38. Interior - Basement - MSFC 604.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.-There is a light fixture that is hanging from the junction box.
39. Interior - Basement - SPLC 34.11 (6), 34.35 (6) Heating facilities. Every residential building or residential portion of a building shall have heating facilities that are properly installed, safely maintained and in good working condition, and capable of safely and adequately heating all habitable rooms, bathrooms and toilet rooms located therein to a temperature of at least sixty-eight (68) degrees Fahrenheit with an outside temperature of minus twenty (-20) degrees Fahrenheit. The owner shall maintain a minimum room temperature of sixty-eight (68) degrees Fahrenheit. Installation, repair or alteration of heating facilities, space heaters and water heating facilities shall be in accordance with the Legislative Code, Chapter 33, and the state mechanical code. -There are low-voltage wires that are disconnected and there is a complaint of excessive heat in the building. The tenants have thermostats that do not work and are unable to control their own heat. A new thermostat has been installed in Unit 4 and according to the tenants, this work was not done by a licensed contractor. Contact a licensed contractor to properly repair the boiler.
40. Interior - Basement - MPC 418.2 - Provide a removable strainer and a clean out plug or cap for the floor drain.
41. Interior - Basement - Water Meter - 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 water line coming from the water meter is leaking and there is water collecting in the well. Immediately contact a plumber to property repair.

42. Interior - Basement Door - SPLC 34.09(4), 34.33 (3) - Repair and maintain the door in good condition. -The basement door that leads to the back yard does not fit properly within its frame, has openings on the sides and has no
43. Interior - Basement Door - SPLC 34.09 (4)(f), 34.33 (3) - Repair and maintain the door latch. -The latch for the basement door does not work.
44. Interior - Throughout - MSFC 906.1, MN Stat. 299F.361 - Provide approved fire extinguishers in accordance with the following types, sizes and locations. -Provide one minimum 1A10BC fire extinguisher within each apartment unit or a minimum 2A10BC not be more than 50' travel distance from each apartment entrance. They must be permanently mounted between 3 and 5 feet high in readily visible and easily accessible locations
45. SPLC 39.02(c) - Complete and sign the smoke detector affidavit and return it to this office.
46. MSBC Chapter 1300.0120 Permits. Subpart 1. Required. An owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any gas, mechanical, electrical, plumbing system, or other equipment, the installation of which is regulated by the code; or cause any such work to be done, shall first make application to the building official and obtain the required permit.-There has been multiple different work done in the basement. There is evidence of a new gas line, new wiring to the electric panel and other work that has been done without a permit. The following permits are required; Mechanical, plumbing and electrical.

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: [george.niemeyer@ci.stpaul.mn.us](mailto:george.niemeyer@ci.stpaul.mn.us) or call me at 651-266-8991 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,

George Niemeyer  
Fire Safety Inspector

Reference Number 13307