



APPLICATION FOR APPEAL

Saint Paul City Clerk

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8560

RECEIVED
MAY 12 2011
CITY CLERK

The City Clerk needs the following to process your appeal:

- \$25 filing fee payable to the City of Saint Paul (if cash: receipt number _____)
- Copy of the City-issued orders or letter which are being appealed
- Attachments you may wish to include
- This appeal form completed

YOUR HEARING Date and Time:

Tuesday, 5-17-11

Time 1:30

Location of Hearing:

Room 330 City Hall/Courthouse

Address Being Appealed:

Number & Street: 897 James Ave City: St Paul State: MN Zip: 55102

Appellant/Applicant: Markus Homes LLC/Mark Abdel Email agentabdele6mail.com

Phone Numbers: Business 651-283-8251 Residence 651-283-8251 Cell 651-283-8251

Signature: _____ Date: 5-12-11

Name of Owner (if other than Appellant): Mark Abdel

Address (if not Appellant's): 7390 IvyStone Ave S Cottage Grove, MN

Phone Numbers: Business 651-283-8251 Residence _____ Cell 651-283-8251

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
- Fire C of O: Only Egress Windows
- Code Enforcement Correction Notice
- Vacant Building Registration
- Other
- Other
- Other



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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

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

Code Compliance Report

April 07, 2011

MARKUS HOMES LLC
1750 SKATER CIRCL
EAGAN MN 55122

Re: 897 James Ave
File#: 10 702943 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on March 21, 2011.

Please be advised that this report is accurate and correct as of the date April 07, 2011. 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 07, 2011. 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:

BUILDING **Inspector: Jim Seeger** **Phone: 651-266-9046**

- 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.
- Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary.
- Provide complete storms and screens, in good repair for all door and window openings.
- Provide functional hardware at all doors and windows
- Repair or replace damaged doors and frames as necessary, including storm doors.
- Repair walls, ceiling and floors throughout, as necessary.
- 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.
- Air-seal and insulate attic/access door.
- Install Smoke Detectors/Carbon Monoxide Detectors per MN Co Conservation Code and the MN Dept. of Labor and Industry.
- Provide major clean-up of premises.
- Repair siding, soffit, fascia, trim, etc. as necessary.

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BUILDING **Inspector: Jim Seeger** **Phone: 651-266-9046**

- Provide proper drainage around house to direct water away from foundation of house.
- Provide proper drainage around house to direct water away from foundation of garage.
- Replace house roof covering and vents to code.
- Install flashing in an approved manner at the intersection of the roof with walls, chimneys, and other conjoined surfaces.
- Provide general rehabilitation of garage.
- Provide durable, dustless parking surface as specified in the zoning code.
- Review all applicable codes & policies when replacing windows including egress windows for sleeping rooms.
- Install front handrail.
- Install step at rear door.
- Install guardrail and handrail in basement to code.
- Install tempered glass in window at side of basement stairs.
- Second floor bedrooms have 26 x 20 clear openings and do not meet egress code.
- Install roller latch on door at bottom of second floor stairs.
- Install new door on garage.
- Install 1 hour fire rated wall on west garage wall.
- Repair porch foundation on front porch center is dropping.
- A building permit is required to correct the above deficiencies.

ELECTRICAL **Inspector: Joe Dabe** **Phone: 651-266-9030**

- Ground the electrical service to the water service with a copper conductor within 5 feet of the entrance point of the water service
- Bond around water meter with a copper wire sized for the electrical service per Article 250 of the NEC
- Provide a complete circuit directory at service panel indicating location and use of all circuits
- Properly strap cables and conduits in basement/ service conduit on the exterior of the house.
- Install globe-type enclosed light fixture on all closet lights
- Remove all cord wiring
- Repair or Replace all broken, missing or loose light fixtures, switches and outlets, covers and plates
- Check all outlets for proper polarity and verify ground on 3-prong outlets
- Remove any 3-wire ungrounded outlets and replace with 2-wire or ground 3-wire to code
- Install exterior lights at front/side/back door
- Remove and or/ re-wire all illegal, improper or hazardous wiring in basement/garage
- Throughout building, install outlets and light fixtures as specified in Bulletin 80-1.
- All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.

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ELECTRICAL **Inspector: Joe Dabe** **Phone: 651-266-9030**

- Any open walls or walls that are opened as part of this project must be wired to the standards of the current NEC.
- All buildings on the property must meet the St. Paul Property Maintenance Code (Bulletin 80-1).
- All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING **Inspector: Denny Watters** **Phone: 651-266-9051**

- Basement - Gas Piping - dryer gas shutoff; connector or piping incorrect (IFGC 402.1)
- Basement - Gas Piping - run dryer vent to code (IFGC 613.1 - IMC 604.1)
- Basement - Laundry Tub - incorrectly vented (MPC 2500)
- Basement - Laundry Tub - provide a vacuum breaker for the spout (MPC 2000 B)
- Basement - Laundry Tub - waste incorrect (MPC 2300)
- Basement - Soil and Waste Piping - add appropriate hangers (MPC 1430 Subp. 4)
- Basement - Soil and Waste Piping - improper connections, transitions, fittings or pipe usage (MPC 2420) Fernco
- Basement - Soil and Waste Piping - no front sewer clean out (MPC 1000)
- Basement - Soil and Waste Piping - replace corroded cast iron or steel waste piping (MPC 0200)
- Basement - Toilet Facilities - unvented (MPC 0200. E)
- Basement - Tub and Shower - provide anti-scald valve (MPC 1380. Subp. 5)
- Basement - Tub and Shower - unvented (MPC 0200. E)
- Basement - Tub and Shower - waste incorrect (MPC 2300)
- Basement - Water Heater - No gas shut off or gas piping incorrect (IFGC 402.1) size
- Basement - Water Heater - T and P relief discharge piping incorrect (MPC 2210 Subp. 4) short
- Basement - Water Heater - Vent must be in chimney liner (IFGC 501.12)
- Basement - Water Heater - not fired or in service (MPC 2180)
- Basement - Water Meter - corroded piping; incorrect piping (MPC 0200 0.) steel before meter
- Basement - Water Meter - raise meter to a minimum 12 inches above floor (MPC 2280)
- Basement - Water Piping - repair or replace all corroded, broken or leaking piping (MPC 4715.1720)
- Basement - Water Piping - run 1 inch water line from meter to first major take off (SPRWS Water Code)
- First Floor - Gas Piping - range gas shut off; connector or piping incorrect (IFGC 411 1.3.3)
- First Floor - Sink - waste incorrect (MPC 2300) replace
- Second Floor - Lavatory - waste incorrect (MPC 2300)
- Second Floor - Tub and Shower - Provide access (MPC 0900)
- Second Floor - Tub and Shower - Provide code approved faucet (MPC 0200. P.)
- Obtain plumbing permits prior to commencement of work.

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HEATING

Inspector: Gary Stevens

Phone: 651-266-9045

- Install approved lever handle manual gas shutoff valve on all gas appliances and remove unapproved valves.
- Clean and Orsat test furnace/boiler burner. Check all controls for proper operation. Check furnace heat exchanger for leaks; provide documentation from a licensed contractor that the heating unit is safe.
- Install type B material for furnace venting and correctly size according to manufacturer's venting tables.
- Vent clothes dryer to code.
- Provide adequate combustion air and support duct to code.
- Install drip tee in gas piping for clothes dryer.
- Provide support for gas lines to code.
- Plug, cap and/or remove all disconnected gas lines.
- Provide appropriate size operable window in bathroom in basement or provide bathroom exhaust system vented to outside with approved material according to code. A mechanical ventilation permit is required if an exhaust system is installed.
- Install warm air heating system according to code.
- All supply and return ducts for warm air heating system must be clean before final approval for occupancy. Provide access for inspection of inside of ducts or provide documentation from a licensed duct-cleaning contractor that the duct system has been cleaned.
- Repair and/or replace heating registers as necessary.
- Provide heat in every habitable room and bathrooms.
- Mechanical gas and warm air/ventilation permits are required for the above work.

ZONING

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

Notes:

- See attachment for permit requirements and appeals procedure.

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).

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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: james.seeger@ci.stpaul.mn.us

JLS:ml
Attachments