APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

RECEIVED
NOV 14 2025
CITY CLERK

310 City Hall, 15 W. Kellogg Blvd.
Saint Paul, Minnesota 55102
Telephone: (651) 266-8585
legislativehearings@ci.stpaul.mn.us

We need the following to process your appeal:

- [x] $25 filing fee (non-refundable) (payable to the City of Saint Paul) (if cash: receipt number 957246)
- [x] Copy of the City-issued orders/letter being appealed & any attachments you may wish to include
- [x] Walk In [ ] Mail [ ] Email

Appeal taken by:

HEARING DATE & TIME
(provided by Legislative Hearing staff)
Tuesday, November 18, 2025
Location of Hearing:

- [x] Telephone: *you will be called between* 1:30 p.m. & 3:30 p.m.
- [ ] In person *(Room 330 City Hall)* at: _____
(required for all condemnation orders and Fire C of O revocations and orders to vacate)

Address Being Appealed:

Number & Street: 1436 Snelling Avenue N City: St. Paul State: MN Zip: 55108

Appellant/Applicant: James A. Persson Email ~~JPersson@yahoo.com~~ Jpersson750@yahoo.com

Phone Numbers: Business _____ Residence _____ Cell (651) 592-7703

Signature: _____ Date: _____

Name of Owner (if other than Appellant): Carol M. Persson

Mailing Address if Not Appellant's: 29138 King Rd., Browerville, MN 56438

Phone Numbers: Business _____ Residence (320) 594-6283 Cell (320) 733-4378

What is being appealed and why? Attachments Are Acceptable

- [x] Vacate Order/Condemnation/ Revocation of Fire C of O — Order for Condemnation (emailed separately)
- [ ] Summary/Vehicle Abatement — Picture of Placard
- [ ] Fire C of O Deficiency List/Correction
- [ ] Code Enforcement Correction Notice
- [ ] Vacant Building Registration
- [ ] Other (Fence Variance, Code Compliance, etc.)

SAINT PAUL
SAFETY & INSPECTIONS

DEPARTMENT OF SAFETY & INSPECTIONS (DSI)
ANGIE WIESE, PE(MN), CBO, DIRECTOR

375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
Tel: 651-266-8989 | Fax: 651-266-9124

November 7, 2025

Carol M Persson
29138 King Road
Browerville, MN 56438-4898

CORRECTION NOTICE - COMPLAINT INSPECTION

RE: 1436 Snelling Avenue N.

Carol Persson:

An inspection was made of your building on November 5, 2025, in response to a referral. You are hereby notified that the following deficiency list must be corrected immediately.

Failure to comply may result in a criminal citation or revocation of the Certificate of Occupancy. The Saint Paul Legislative Code requires that no building shall be occupied without a Certificate of Occupancy. The code also provides for the assessment of additional reinspection fees.

DEFICIENCY LIST

1. **Property condemned** – SPLC 34.23, SPLC 34.23(6) Action authorized to condemn structures or units as unfit for occupancy. Whenever an enforcement officer finds that any dwelling unit, structure or portion thereof constitutes a hazard to the health, safety or welfare of the occupants or to the public for any of the reasons enumerated in this chapter, including those violations defined herein as constituting material endangerment, but which structure does not constitute a dangerous structure, the officer may take action to condemn the unit or structure as being unfit for occupancy. Vacation of structure or unit. Any dwelling unit, structure or portion thereof which has been condemned or placarded as unfit for occupancy shall be vacated within the time set forth in the placard and/or order. No person shall occupy or let for occupancy any structure which is condemned.

2. **Fire certificate of occupancy requirement** – SPLC 40.01 All existing buildings in the city are required to have and maintain a fire certificate of occupancy, issued by the department of safety and inspections. The fire certificate of occupancy shall be an indication that the building meets, at the time of inspection, all relevant codes to maintain the health, safety and welfare of the building's occupants and the general public.

3. **Upstairs bathroom sink** – SPLC 34.11(1) Toilet and hand sink. Every dwelling unit shall contain within its walls a room, or adjacent rooms, separate from the habitable rooms, which affords privacy, and which is equipped with a toilet and hand sink. In every structure, every water line, plumbing fixture, drain, stack, waste, vent and sewer line shall be properly installed, connected and maintained in proper working order, and must be kept free from obstructions, leaks and defects and capable of performing the function for which it was designed and installed. All repairs and installations must be made in accordance with the building code in effect at the time of construction or as altered/modified under an approved building permit.

4. **Upstairs bathroom shower** – SPLC 34.11(2) Bathtub or shower. Every dwelling unit shall contain a room which affords privacy to a person in the room, and which is equipped with a bathtub or shower.

5. **Heavy contents** – SPLC 34.10(5) Sanitation. The interior shall be maintained in a clean and sanitary condition, free from any accumulation of refuse or garbage.

6. **Several windows** – SPLC 34.09(4)(a) Windows, doors and hatchways. Every window, exterior door and basement hatchway shall be substantially tight and shall be kept in a professional state of maintenance and repair. Windows shall be fully supplied with windowpanes which are without open cracks or holes.

7. **Exposed electrical wiring and unsecure fixtures throughout** – SPLC 34.11(9) All residential structures and dwelling units shall be supplied with electrical service that is adequate to safely meet the electrical needs of the residential structures and dwelling units in accordance with the building code in effect at the time of construction or as altered/modified under an approved building permit. Any illegal or electrical devices shall be removed, repaired or replaced. All electrical components shall be maintained in an approved manner and free of defects.

8. **Flying pest infestation** – SPLC 34.10(6) Insect and rodent harborage. Every owner of a structure shall be responsible for the control and/or elimination of insects, rodents or other pests wherever infestation exists.

9. **Bedroom emergency egress** – SPLC 34.13(4) Emergency escape and rescue opening. At least one (1) window or door opening in every room used for sleeping purposes shall be openable from the inside and maintained in a professional state of maintenance and repair in accordance with the building code in effect at the time of construction or as altered/modified under an approved building permit.

10. **Gas to water heater shut off** – SPLC 34.11(5) Water heating facilities. Every residential building or residential portion of a building shall have water heating facilities installed in accordance with the plumbing code, properly maintained and properly connected with hot water lines required under paragraph (4) of this section and which are capable of heating water to a temperature of one hundred ten (110) degrees Fahrenheit but not more than one hundred twenty (120) degrees Fahrenheit. An adequate amount of water pressure shall be available for the system served.

11. **Property exterior** – SPLC 34.08(1) Sanitation. All exterior property areas shall be maintained in a clean, safe and sanitary condition, free from any accumulation of garbage, mixed municipal solid waste, animal feces or refuse.

12. **Broken front handrail** – SPLC 34.09(3)(a) Stairs, porches, decks and railings. 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. Every stairway, porch, deck or step which is more than thirty (30) inches above grade shall have guardrails and intermediate rails, no more than six (6) inches apart or in accordance with the building code in effect at the time of construction or as altered/modified under an approved building permit.

13. **No working smoke or carbon monoxide detectors found in home.** MSFC 907.2.10.1(1-3) Group R-1. Single or multiple station smoke alarms shall be installed in all of the following locations in Group R-1: in sleeping areas. In every room in the path of the means of egress from the sleeping area to the door leading from the sleeping unit. In each story within the sleeping unit, including basements. For sleeping units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

14. **Refrigerator plugged into extension cord and ran into living room.** MSFC 604.5 - Extension cords and flexible cords shall not be a substitute for permanent wiring and shall be listed and labeled in accordance with UL 817. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances. Extension cords marked for indoor use shall not be used outdoors.

15. **Items piled directly on and touching water heater and furnace creating fire hazard.** MSFC 315.3.1 – Mechanical equipment, boiler, and furnace rooms. Storage in mechanical equipment rooms, boiler rooms, and furnace rooms shall be neat and orderly and arranged to provide immediate access to equipment. Clearances between equipment and storage shall be at least 36 inches, or as required by the manufacturer, whichever is greater. When in the opinion of the code official, the type, amount, arrangement, or location of storage creates a hazard, the code official is authorized to order its removal.

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 the original orders.

If you have any questions, email me at: keith.demarest@ci.stpaul.mn.us or call me at 651-266-8998 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,

Keith Demarest
Fire Safety Inspector

By Order of the

City of Saint Paul

Department of Safety & Inspections

Fire Inspection Division

651-266-8989

This occupancy is

CONDEMNED

This structure is declared unsafe or unfit for human occupancy or use. It is unlawful for any person to use, occupy or permit the occupancy of this building after 11/5/25

Address: [illegible] **Fire Inspector:** [illegible]

Date: 11/5/25 **Code:** [illegible] **Art:** 34 **Sect.** 23

r penalty of law, this notice shall not be removed without authorization from the Department of Safety & Inspections

rson affected by this order to vacate may file an appeal at the Office of the City Clerk, Room 310 City Hall, 15 [illegible] West, within 10 days of the date of the original notice. The cost to appeal is $25 and must include a copy of [illegible] of Condemnation. This letter is available at the Department of Safety & Inspections, Fire Inspection Division, [illegible] 375 Jackson Street, Suite 220, Saint Paul, MN 55101

James Persson

From: Jim Persson <jpersson750@yahoo.com>
Sent: Friday, November 14, 2025 7:34 AM
To: James Persson
Subject: [OUTSIDE] Fwd: Appeal Form + Update
Attachments: James' Appeal Form + Placard.pdf

Sent from my iPhone

Begin forwarded message:

From: Maria Eldidy <EldidyM@sellnowlaw.com>
Date: November 14, 2025 at 12:45:43 AM CST
To: Jim Persson <jpersson750@yahoo.com>
Subject: Appeal Form + Update

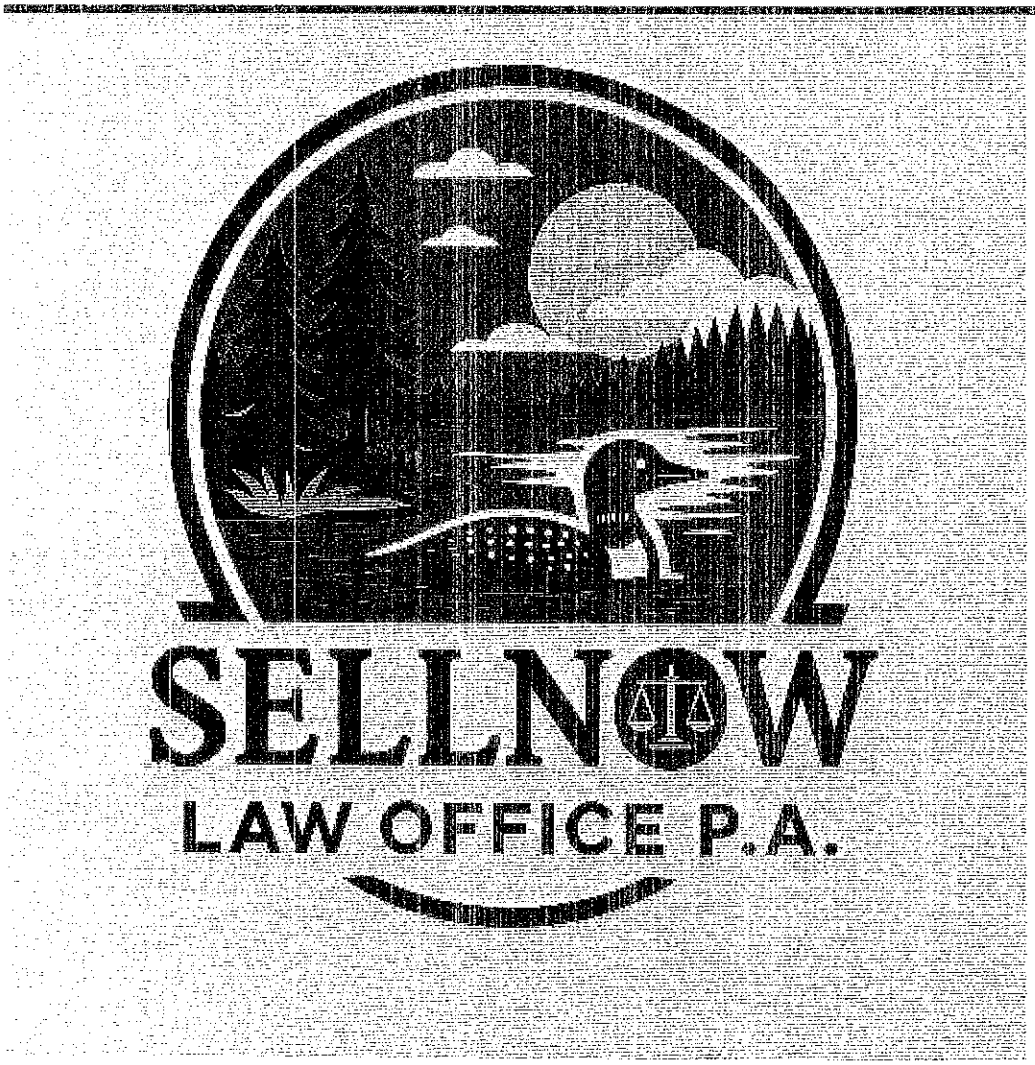
Good evening, Jim,

I spoke with your mother today & here is a summary of the items that were addressed:

- I reiterated the **details of our conversation on Wednesday** as well as **my recommendations.**
- I shared the contents of the **appeal form** and that I would be sending the application to you **via email for its submission** to the St. Paul City Council.
- Your mother received the official **condemnation order from Fire Inspector Keith Demarest** via mail, which listed the **17 repair items** (that resulted in the condemnation order).
- She shared that there are **2 prospective buyers going to view the home** in the next few days, hopefully one of them comes through for your family.
- We did a **conference call to**
    - **Fire Inspector Keith Demarest:** to discuss the specifics of his condemnation order. He did not answer so we left a message for him. I will follow up with you both when/if I hear back from him.
    - Legislative Hearing Office: conversation with city council discussing the home's current status and the next step.
- **APPEAL APPLICATION DIRECTIONS:** Per city council agent, she stated that the $25 appeal fee must be paid by check or cash, there is no online payment options. **Accordingly, you should**
    - **print out the attached appeal form**
    - **sign and date it**
    - **follow instructions on top left box**
    - **Drop it off at the address stated on the form with $25 cash/check payment; they are open between 9a-4p**

- **Condemnation Order:** your mom is coming to my office to drop off the condemnation order documents. Once received, I will forward it to you to email it to the city council.

Please reach out if you have any questions.

Best,

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