APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

RECEIVED
JAN 29 2026
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** 957276 **)**
- [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, February 3, 2026
Location of Hearing:

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

Address Being Appealed:

Number & Street: 51 W. Robie St. City: ST. PAUL State: MN Zip: 55107

Appellant/Applicant: Terry Vasquez Email charles1264terrygmail.com 763 280 4255

Phone Numbers: Business _____ Residence 973-453-5343 Cell 973-453-5343

Signature: [signature] Date: 1/26/2026

Name of Owner (if other than Appellant): Terry Vasquez

Mailing Address if Not Appellant's: _____

Phone Numbers: Residence Georgia Cell _____

What is being appealed and Why? Attachments Are Acceptable

- [x] **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.)

Appealing because there just isn't enough time to get what you want me to do in 30 days

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

January 5, 2026

Occupant
51 Robie Street W
Saint Paul, MN 55107-2818

FIRE INSPECTION CORRECTION NOTICE

RE: 51 Robie Street W

Occupant:

There was no inspection a gentleman from fire department knocked at

An inspection was made on your building on January 5, 2026, in response to a referral. You are hereby notified that the following deficiencies must be corrected prior to re-inspection date.

the door I answered and he said he heard from city person told him we

A re-inspection will be made on February 5, 2026, at 12:00 PM

had no heat he asked me if I would show him the furnace I did and showed him where the furnace was we took it out we put the used [illegible] were getting but the

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.

1. **Sec. 40.01. - Fire certificate of occupancy requirement.**
   (a) 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.

   (b) Provisional fire certificate of occupancy. When an owner-occupied dwelling changes to a rental dwelling unit, the owner of the dwelling must submit a completed application for a provisional certificate of occupancy, a completed owner's self-evaluation affidavit and pay the fee for a provisional certificate of occupancy within thirty (30) days of the change in use. ***Property owner lives in Georgia. Either a fire certificate of occupancy must be obtained, or property must be placed in name of current tenant by February 5, 2026.***

It's still a Dwelling

My mom never changed it to a rental dwelling unit use did the fire inspectors did this now and why I read that only a

2. **Sec. 34.23 – Structures Unfit for Occupancy**

   a. 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.

   b. Illegal occupancy. If any dwelling unit, structure or any part thereof is occupied by more occupants than provided by this chapter or is erected, altered or occupied contrary to law, the unit, structure or part thereof shall be deemed an unlawful structure and the enforcement officer shall cause the unit or structure vacated. It shall be unlawful to occupy such unit or structure until it or its occupation, as the case may be, has been made to conform to the law.

   *c. **If property is not compliant with all listed deficiencies on this report by the reinspection date, property shall be placarded as condemned and immediately vacated.***

3. **Sec. 34.11 – Basic Facilities on Residential Properties**

   a. *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.

      *i. **The furnace for this property is currently disassembled. Heating facilities shall be immediately restored under permitted inspections.***

4. ***Sec. 34.14(2)(a) – Light and Ventilation on Residential Properties***
   - ***a.*** The owner of any premises regulated by this section, as specified in section 34.03, shall comply with the following requirements: 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 wiring or electrical devices shall be removed, repaired or replaced. All electrical components shall be maintained in an approved manner and free of defects.
     - ***i. Basement. Wiring for a space heater in the basement is currently "spliced" with other house wiring.***

5. **Sec. 34.15(3)- Minimum Standards for Safety from Fire on Residential Properties.**
   - **a.** Smoke and carbon monoxide alarms. Smoke and carbon monoxide alarms must be installed in accordance with Chapter 39 of the Legislative Code.
     - ***i. By reinspection date, smoke and carbon monoxide detectors shall be properly placed throughout the home.***

6. **MSFC 1031.3-Obstructions**
   - a. A means of egress shall be free from obstructions
     - **i. By reinspection, ensure all egress routes into and out of the home are clear both for residents and first responders.**

7. **MSFC 315.3.2 – General Storage / Means of Egress**
   - a. Combustible materials shall not be stored in exits or enclosures.
     - ***i. Immediately remove the heavy fire load from entire home.***

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: keith.demarest@ci.stpaul.mn.us or call me between the hours of 7:30am and 9:00am at: (651) 266-8998. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Keith Demarest
Fire Safety Supervisor