



APPLICATION FOR APPEAL

RECEIVED
DEC 09 2011
CITY CLERK

Saint Paul City Clerk
310 City Hall, 15 W. Kellogg Blvd.
Saint Paul, Minnesota 55102
Telephone: (651) 266-8560

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
- ☐ Walk-In OR ☒ Mail-In

YOUR HEARING Date and Time:

Tuesday, Dec. 13, 2011

Time 11:00 a.m.

Location of Hearing:

Room 330 City Hall/Courthouse

e-mailed 12-9-11
Spoke to Ladwig on 12-9-11

Address Being Appealed:

Number & Street: 32 S. Wheeler City: St. Paul State: MN Zip: 55105
Ladwig

Appellant/Applicant: Ladwig Companies Inc. Email: matthewph.ladwig@jahan.com

Phone Numbers: Business 507-383-4403 Residence " " Cell " "

Signature: Matt Ladwig Date: 11-30-11

Name of Owner (if other than Appellant): _____

Address (if not Appellant's): PO Box 569, Albert Lea, MN 56007

Phone Numbers: Business 507-383-4403 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
- ☐ Fire C of O: Only Egress Windows
- ☐ Code Enforcement Correction Notice
- ☐ Vacant Building Registration
- ☐ Other

5+ Deficiencies (#'s 5, 17, 18, 20, 24) or any other deemed not acceptable by Fire Marshall during Re-inspection on December 13th. I am still working on these items with Contractors. The deficiencies are mostly part of a larger Renovation in progress. Attached is Bid.



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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

Telephone: 651-266-8989
Facsimile: 651-266-8951
Web: www.stpaul.gov/dsi

November 28, 2011

MATT LADWIG
C/O LADWIG CO. INC.
1732 SUMMIT AVE
ST PAUL MN 55105

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 32 WHEELER ST S
Ref. # 102380

Dear Property Representative:

Your building was inspected on November 28, 2011, 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 33.05 of the Saint Paul Legislative Code.

A re-inspection will be made on December 13, 2011 at 1:30 PM 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

The Revocation of the Certificate of Occupancy is due to: a long compliance time since the first inspection dated 04/26/2011, failure of the property owner to show up for and provide access to multiple inspections, and a failure to maintain the Certificate of Occupancy.

1. 1st Floor - SPLC 34.10 (3), 34.33(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.
2. 2nd Floor - SE Bedroom - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-9090. -Repair outlet that has reversed polarity.

3. 2nd Floor - MSFC 605.4 - Discontinue use of all multi-plug adapters.
4. 2nd Floor - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.
5. 2nd Floor - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window sash.-Repair damaged sash cords or provide an approved means for openable windows to remain open.
6. Basement - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.
7. Basement - NEC 110-26 - Provide and maintain a minimum of 36 inches clearance in front of all electrical panels.
8. Basement - SPLC 34.12 (2), 34.35 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition.-Repair or remove and cap unused shower.
9. Basement - UMC 504.6 - 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. This work **will** require a permit(s). Call DSI at (651) 266-8989.
-Obtain approval under permit for new dryer vent.
10. Basement - MFGC 409.5 - Provide an approved gas shut off valve within 6 feet of the appliance in accordance with the mechanical code. This work **will** require a permit(s). Call DSI at (651) 266-8989. -Water heater.
11. Basement - UMC 1346.703 - Provide 30 inches clearance around all mechanical equipment.
12. Basement - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 415.0220 - Repair or replace and maintain the plumbing fixture to an operational condition.-Repair leaking water meter.
13. Basement - SPLC 34.11 (4), 34.34 (1), MPC 4515, MPC 326 - Connect or cap the sewer piping in accordance with the plumbing code.-Cap unused sink drain.
14. Basement - MFGC 501.2 - Provide, repair or replace the fuel equipment vent or vent liner to develop a positive flow adequate to convey all products of combustion to the outside. This work may require a permit(s). Call DSI at (651) 266-9090. -Repair loose water heater vent.
15. Basement - SPLC 34.10 (1) - Abate and maintain the basement reasonably free from dampness and free of mold and mildew.
16. Exterior - SPLC 34.09 (3), 34.32 (3) - Provide or repair and maintain the window screens.

17. Exterior - SPLC 34.08 (2) - Provide and maintain the property grade to slope away from the building to minimize the accumulation of water near the building. This work may require a permit(s). Call DSI at (651) 266-9090.
18. Exterior - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the windows in good condition.
19. Front Entry - SPLC 34.09 (3) i - Repair and maintain an approved one-inch throw single cylinder deadbolt lock.
-Repair damaged deadbolt lock.
20. Front Porch - SPLC 34.10 (6), 34.33 (5) - Exterminate and control insects, rodents or other pests. Provide documentation of extermination.-Squirrel in porch attic.
21. Interior - MSFC 605.4.1, MSFC 605.4.2 - Relocatable power taps shall be of the polarized or grounded type, equipped with overcurrent protection, and shall be listed in accordance with UL 1363. Relocatable power taps shall be directly connected to a permanently installed receptacle.
22. Interior - SPLC 34.19 - Provide access to the inspector to all areas of the building.
-Provide access on 12/13/2011 at 1:30 PM.
23. Kitchen - MFGC 503 - Repair the fuel equipment vent or vent liner to develop a positive flow adequate to convey all products of combustion to the outside.
-Properly cap unused access to chimney vent.
24. Living Room - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the ceiling in an approved manner.
-Repair the damaged or deteriorated ceiling.
-Also in the rear porch/bedroom.
25. SPLC 34.11 (6), 34.34 (3) - Provide service of heating facility by a licensed contractor which must include a carbon monoxide test. Submit an approved completed copy of the Saint Paul Fire Marshal's Existing Fuel Burning Equipment Safety Test Report to this office.
26. SPLC 39.02(c) - Complete and sign the smoke detector affidavit and return it to this office.
27. SPLC 62.101 - Use of this property does not conform to zoning ordinance. Discontinue unapproved use or call DSI Zoning at (651) 266-8989 to convert to legal use. There are five unrelated adults occupying the building.
-Discontinue occupying the building by more than four unrelated adults.

28. SPLC 40.04 (5) On or after April 30, 2009, The owner of a building used for residential occupancy who is applying for their FIRST Fire Certificate of Occupancy, must complete the Minnesota Crime Free Multi Housing training program or other landlord training program approved by the Fire Marshal.
The training must have occurred within the last two years and the owner must submit a certificate of attendance or provide verification of enrollment in the next scheduled class to the Fire Inspection Division-DSI.
This requirement shall not apply to an owner who has held a Fire Certificate of Occupancy on another residential property in Saint Paul prior to April 30, 2009.
-Contact 651-266-5451 to enroll.

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: (651-266-8688) and must be filed within 10 days of the date of this order.

If you have any questions, email me at: william.beumer@ci.stpaul.mn.us or call me at 651-266-8991 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

William Beumer
Fire Inspector

Ref. # 102380



Date October 27, 2011

Matt Ladwig
32 Wheeler St So
St Paul MN 55105

Dear : Matt

Thank you for requesting J & D Builders to prepare the enclosed proposal, which contains preliminary information about the project we discussed.

You will notice that price ranges are provided for portions of the project that can vary in price depending on your choices. We find this approach to be effective as you consider different options that work within your budget and make final decisions accordingly.

For more than 40 years, J & D has worked to establish a reputation for being straightforward and thorough. By proactively arming customers with detailed information about timelines and pricing, we attempt to avoid any surprises. In addition, we pride ourselves on taking the time to understand your lifestyle-- working with you to achieve the best results possible. Our ultimate goal is a pleasurable, hassle-free remodeling experience for you.

We look forward to working with you further. Once you've reviewed the proposal, please call our office to discuss next steps.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Joe Urbanski', written over a horizontal line.

Joe Urbanski, Owner
J & D Builders, Inc.

1477 Selby Avenue

St. Paul, MN 55104

Phone 651-699-6863

Fax 651-646-2634

www.j-dbuildersinc.com

J & D Builders
1477 Selby Ave
St Paul MN 55104
(651)699-6863
MN Lic. # BC003226
www.j-dbuildersinc.com

Date October 31, 2011

Proposal submitted to:

Matt Ladwig
32 Wheeler St So
St Paul MN 55105

We hereby submit specifications and estimate for:

Preliminary front and rear porch remodel

Permit, demo of front & rear porch areas and rubbish removal
(Note re-usable items to be donated with tax deduction information for owner)

Construct 8' X 14' two story rear porch addition

Construct crawl space foundation with 2" rigid insulation at interior of block

Frame 2 x 6 walls with R19 insulate and vapor barrier at exterior walls

Manufactured roof trusses with 44" insulation, apply ice & watershield with shingles to match existing

Install Marvin Windows with window wrap at exterior

1/2" sheetrock on walls and 5/8" on ceilings and smooth tape all

Install interior millwork and painting per owner selections

Apply felt paper prior to stucco exterior with aluminum soffit & fascia at new addition

Install hardwood flooring per selections

New front concrete stoop, wrought iron rail and sidewalk work

All heating and electrical work per plans and city codes

Estimated **budget** cost of your project

\$ 60,000.00

The following prices are allowances that may change as you verify your selections

Allowance for new front stoop, wrought iron rail and sidewalk work as needed	\$ 2,960.00
Allowance for 8 window openings on 1st & 2nd floor and storm door & hardware, need to verify	\$ 4,500.00
Hot water heating - water piping and radiator work	\$ 1,344.00
Electrical - rough-in, switches, outlets and hook up of customers fixtures	\$ 2,400.00
Interior trim allowance	\$ 1,000.00
Painting allowance for interior of additions only	\$ 2,320.00
Wrap new exterior window casing in aluminum	\$ 2,500.00
Install new aluminum soffit and fascia at front and rear porch remodeled areas only	\$ 800.00
Stucco at new addition	\$ 5,000.00
Hardwood flooring allowance for main and second floor	\$ 2,640.00
Roofing allowance for new addition only, to match existing shingles	\$ 676.00

Owner agrees that any changes in the plans or specifications requested after the start of the project will result in a \$80.00 per J & D labor hour, plus 20% material and overhead fee per change.

Price includes all licensing, permits, insurance, clean-up and rubbish removal, J & D Builders is not responsible for poor soil conditions.

Acceptance of proposal: The above prices, specifications, and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Date of acceptance _____

Signature _____

Signature _____

All material is guaranteed to be as specified. All work to be accomplished in a workman like manner according to standard practices. Any alteration or deviation from specifications below involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance.

Authorized signature _____

Note: This proposal may be withdrawn by us if not accepted within thirty days.
Thank you for considering J & D Builders!