



APPLICATION FOR APPEAL

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 cheyle)
- 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,	<u>5-1-12</u>
Time	<u>2:30 P.M.</u>
Location of hearing:	
<u>Room 330 City Hall/Courthouse</u>	

Address Being Appealed:

Number & Street: 905 Wilson Ave City: St Paul State: MN Zip: 55106

Appellant/Applicant: Patricia Reye Email _____

Phone Numbers: Business _____ Residence _____ Tel: (651) 500-0074

Signature: [Signature] Date: _____

Name of Owner (if other than Appellant): Patricia Reye

Address (if not Appellant's): 14145 Belfast Ct Rosemount MN 55068

Phone Numbers: Business _____ Residence _____ Tel: (651) 500-0074

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

I don't have sufficient money to pay.
I do not have enough income.
I have done a lot of repairs
already but repairs of large
items have not been done
yet just need to explain to reason
I own the house for ten year
see back

Legislative Hearing Fact Sheet

Legislative Hearings provide the forum to review appeals of City-issued orders and develop recommendations for City Council consideration. Appellants not satisfied with the recommendation of the Hearing Officer may request a public hearing before the City Council and it will be scheduled. Any person unsatisfied by the quasi-judicial decision of the City Council may obtain judicial review by timely filing of an action.

Appeal Applications

Appeal application forms are available online at www.stpaul.gov or they can be mailed to you calling 651-266-8560. Appeal applications may be submitted in person at or by mail at 310 City Hall, 15 Kellogg Boulevard W., St. Paul, MN 55102. Appeal applications should be filed within ten days of the date of written notification of the item(s) being appealed.

Scheduling Your Appeal Hearing

The date and time of the hearing for those applications submitted in person will usually be set at that time. Mailed applications will be copied and returned to the appellant with the date and time clearly indicated on the form. Generally, appeal hearings are scheduled one to four weeks after the application is submitted. Once an appeal has been scheduled, it may not be rescheduled more than once. Additional rescheduling will only be done by referral from the City Council. In some cases involving egress windows, an appeal may be granted without a hearing. If this is the case with your appeal, you will receive a call from our office.

Hearings Are Held on Tuesdays & The Schedule Typically Is:

- 9:00 Tax Assessments & Orders to Remove or Repair
- 11:30 Condemnations, Revocations & Vacate Orders. Also, Summary & Vehicle Abatement Orders
- 1:30 Fire Certificate of Occupancy Letters, Code Enforcement Notices & Egress Window Building Permit Denials
- 2:30 Vacant Building Registration Notices
- 3:00 Other Cases and Overflow Hearings

What to Expect at the Hearing

A number of appeals are heard in each hearing session. For each appeal, City Staff will give a report and appellants be given time to present information, testimony, photos or other documents. The Hearing Officer will take all of this into account to develop a recommendation for Council consideration. Occasionally a decision cannot be made at the hearing, and the matter will be laid over or continued to allow the appellant and/or staff time to gather more information. The hearings are quite informal but it is still expected that cell phones and pagers will be turned off, and City staff and appellants will address one another respectfully.

Interpreter: If you need an interpreter for your hearing, please call 651-266-1560 for us to arrange one.



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street., Suite 220
Saint Paul, MN 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-1919
Web: www.stpaul.gov/dsi

326

April 11, 2012

Patricia J Reyes
14145 Belfast Ct
Rosemount MN 55068-4962

Dear Sir or Madam:

905 WILSON AVE is a Registered Vacant Building that requires a Code Compliance Inspection per the Vacant Building Statute (Chapter 43). This inspection can be obtained by calling Building and Inspections and Design at (651) 266-9016. **This dwelling can not be occupied without a Certificate of Code Compliance.** Call (651) 266-9016 for a permit sign-off.

THE VACANT BUILDING REGISTRATION FORM AND REGISTRATION FEE MUST BE RECEIVED BY THE VACANT BUILDING PROGRAM BEFORE DSI MAY ISSUE PERMITS.

Violation of the Vacant Building Statute (Chapter 43) will result in the issuance of a criminal citation.

Written permission from the City of Saint Paul is required before a Category 2 or Category 3 Vacant Building can be sold. Requirements that must be met for Category 2 vacant buildings include: 1. register/re-register the building, 2. Pay outstanding fees, 3. obtain a code compliance report, 4. submit for approval a rehab cost estimate from a licensed contractor and a schedule for completion of all code compliance work, 5. submit proof of financial responsibility acceptable to the City, and 6. obtain Zoning approval of the proposed use. In addition to meeting all 6(six) of these requirements a Category 3 vacant building must obtain a Certificate of Occupancy or a Certificate of Code Compliance prior to the sale of the building.

If you have any questions you can call me at the number below.

PROPERTIES THAT ARE SUSPECTED TO BE ILLEGALLY OCCUPIED ARE SUBJECT TO INSPECTIONS AT ANY HOUR OF THE DAY OR NIGHT.

Sincerely,

Dave Nelmark

651-266-1931

Vacant Buildings Code Enforcement Officer

dn

ncc60120 6/10



CITY OF SAINT PAUL

Christopher B. Coleman, Mayor

Nuisance Building Code Enforcement

375 Jackson Street, Suite 220

Saint Paul, MN 55101-1806

651-266-8989

651-266-1919

www.stpaul.gov/dsi

April 12, 2012

Patricia J Reyes
14145 Belfast Ct
Rosemount MN 55068-4962

VACANT BUILDING REGISTRATION NOTICE

The premises at **905 WILSON AVE**

has been inspected and found to meet the legal definition of a Vacant Building as described in Saint Paul Legislative Code, Chapter 43. You are required to register this building with the Department of Safety and Inspections, Vacant Buildings Division, by filling out and returning the registration form provided with this letter. You are also required to pay the annual Vacant Building Registration Fee of **\$1,100.00**. The fee is due upon receipt of this letter and must be paid no later than thirty (30) days from the date of this letter, as required in Saint Paul Legislative Code Chapter 43. If this building is vacant due to a fire, complete the enclosed registration form and return it to this office within 30 days.

Please return the enclosed registration form along with your payment by May 12, 2012.

Do not mail cash.

If you wish to pay in person, you may do so from 8:00 a.m. to 4:00 p.m. Monday through Friday at:

DEPARTMENT OF SAFETY AND INSPECTIONS
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806

You may file an appeal to this fee or registration requirements by contacting the Office of the City Clerk at (651) 266-8688. Any appeal of this fee must be made within ten (10) days of the date of this notice.

If the registration fee is not received in this office within 45 days of the date of this letter the full amount owed will be assessed to, and collected with, the taxes for this property as permitted by Saint Paul Legislative Code Chapter 43.

The Code Enforcement Officer has notified the Building Inspection And Design Section that this property meets the legal definition of a registered vacant building and in accordance with Legislative Code Chapter 33, no permits (except demolition, wrecking and removal permits) will be issued until the requirements of all applicable ordinances are fulfilled.

All category 2 and category 3 vacant buildings must be winterized with gas and water services shut off or, alternately, an excess flow gas valve must be installed in the dwelling, within sixty (60) days of the date of this Notice.

WRITTEN PERMISSION FROM THE CITY OF SAINT PAUL IS REQUIRED BEFORE A CATEGORY 2 OR CATEGORY 3 VACANT BUILDING CAN BE OCCUPIED OR SOLD.

Category 2: Requirements include: 1. register/re-register the building, 2. pay outstanding fee(s), 3. obtain a code compliance report, 4. submit for approval a rehab cost estimate from a licensed contractor and a schedule for completion of all code compliance work, 5. submit proof of financial responsibility acceptable to the City, and 6. obtain Zoning approval of the proposed use.

Category 3: All requirements listed for Category 2 vacant buildings, AND obtain a **Certificate of Occupancy OR Certificate of Code Compliance** prior to the sale of the building.

If the use of this building meets the definition of a nonconforming use by the Zoning Code then the use will lose its nonconforming status 365 days from the date the building was declared vacant.

You must contact the Enforcement officer, Dave Nelmark, at 651-266-1931 to find out what must be done before this building can be legally reoccupied.

The Enforcement Officer may declare this building(s) to constitute a Nuisance Building subject to demolition and issue an Order to Abate under authority of Legislative Code Chapter 45. In the event this building is declared a Nuisance Building subject to demolition, the Enforcement Officer will notify all owners and interested parties of the Order to Abate, as provided in the Legislative Code Chapter 45.

If you have questions about this annual registration fee or other vacant building requirements, please contact the Enforcement Officer, Dave Nelmark, at 651-266-1931.

This registration form and fee is required by law. Your prompt attention to this matter is appreciated.

Thank You,

Steve Magner
Vacant Buildings Program Manager
Department of Safety and Inspections

Enclosures: Regulations Requirements Information
Vacant Building Registration Form

SM: dn
vb_registration_notice 06/10



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220
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Telephone: 651-266-8989
Facsimile: 651-266-8951
Web: www.stpaul.gov/dsi

FYI

March 8, 2012

PATRICIA J REYES
14145 BELFAST CT
ROSEMOUNT MN 55068-4962

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 905 WILSON AVE
Ref. # 112802

Dear Property Representative:

Your building was inspected on March 7, 2012, 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 40.06 of the Saint Paul Legislative Code.

A re-inspection will be made on April 2, 2012 at 12:30pm 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

1. Basement - Dryer - 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.-Immediately remove and discontinue the use of the extension cord used to supply power to the dryer. Dryers must be plugged directly into a permanently grounded outlet. Any newly installed wiring/outlets must be done by electrical contractor under permit.
2. Basement - Dryer Vent - 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 requires a permit(s). Call DSI at (651) 266-8989.- Remove the unapproved flexible metal exhaust duct and install a code compliant exhaust duct. This work must be done by licensed contractor under permit.

3. Basement - Furnace Room - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.-Replace the damaged/missing cover plates in the basement furnace room.
4. Basement - Northeast Bedroom - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-9090.-Repair/replace the damaged electrical outlets.
5. Basement - Northeast Bedroom - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window glass.
6. Basement - Stairway - SPLC 34.10 (3) 34.33(2) - Provide an approved guardrail. Intermediate balustrades must not be more than 4 inches apart. Intermediate rails must be provided if the height of the platform is more than 30 inches.
7. Basement and Main Floor - Smoke Detectors - SPLC 34.12 (2), 34.35 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition.- Repair/replace the chirping smoke detectors throughout the property.
8. Basement and Upper Floor - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door latch.-The doors are not closing and latching. Repair/replace the loose/missing strike-plates on all doors.
9. Egress Windows - MSFC1026.1 - Provide and maintain an approved escape window from each sleeping room. The minimum size must be 5 square feet of glazed area with a minimum of 24 inches of openable height and 20 inches of openable width. With a finished sill height not more than 48 inches. This work may require permit(s). Call DSI at (651) - 266-9090. Refer to the Escape Windows for Residential Occupancies handout for more information.

Main Floor

West Bedroom (Slider)

25h x 16w - Openable

22h x 34.5w - Glazed

Sill height is 54 inches

Upper Floor

North Bedroom (Double-hung)

16.5h x 22w - Openable

39h x 20w - Glazed

10. Exterior - Rear Stairway - SPLC 34.09 (2) 34.32 (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.
11. Exterior - South Concrete Patio - SPLC 34.08 (10) - Repair, replace and maintain exterior sidewalks, walkways and stairs.-Repair/replace the deteriorated south concrete patio.

12. Exterior - Window Well - SPLC 34.13 (4) - Provide and maintain the egress window well in accordance with EW-1 attachment.-Repair/replace the damaged wood railing, gate, and stair tread in and around the egress window well.
13. Exterior - SPLC 34.08 (7) - All parking spaces shall be paved with asphalt, concrete, or durable dustless surfacing. Before any existing spaces may be paved, site plan approval must be obtained as specified in the St. Paul Zoning Code. Contact DSI Zoning at 651-266-9090.-Tenants are parking on the grass/dirt along the east side of the garage. This is not an approved parking surface. Provide an approved parking surface.
14. Exterminate - Throughout - SPLC 34.10 (6), 34.33 (5) - Exterminate and control insects, rodents or other pests. Provide documentation of extermination.-Inspector saw cockroaches in the kitchen cabinet and mice droppings throughout the property. Contact licensed exterminator to inspect, evaluate, and treat the building for insects/rodents. Provide inspector documentation of extermination reports.
15. Garage - Exterior Surfaces - SPLC 34.08 (5), 34.31 (3) - Repair, replace and maintain all exterior surfaces on garages free from holes and deterioration. Provide and maintain exterior unprotected surfaces painted or protected from the elements.-Replace the rotted/deteriorated soffit, fascia, and siding on the detached garage. Scrape all flaking/chipped paint. Maintain all exterior surfaces on the garage in a good state of repairs and protected against elements of the weather.
16. Garage - Overhead Door - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door in good condition.-Repair/replace the damaged overhead garage door.
17. Garage - Overhead Door - SPLC 45.03(b) - All exterior surfaces must remain free of any initials, marks, symbols, designs, inscriptions or other drawings, scratched, painted, inscribed or otherwise affixed.-Remove the graffiti from the overhead garage door.
18. Garage - MSFC 605.1 - Remove unapproved exposed wiring and install in accordance with the electrical code. This work may require a permit(s). Call DSI at (651) 266-9090.-The electrical wiring in the garage is not installed according to code. Extension cords are used to power light fixtures and garage door opener and entire garage is powered by extension cord ran from the house. Contact a licensed electrical contractor to install in accordance with all electrical codes. This work must be done under permit.
19. House - Exterior Surfaces - SPLC 34.09 (1) b,c, 34.32 (1) b,c - 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.-Replace the rotted/deteriorated siding and window frames. Scrape all flaking/chipped paint. Maintain exterior surfaces in a good state of repairs and protected against elements of the weather.
20. Main Floor - Bathroom - 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/replace the missing/inoperable sink stopper.

21. Main Floor - North Entry Door - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door in good condition.-Provide a weather tight seal around the north entry door.
22. Main Floor and Upper Floor - Bathroom - SPLC 34.12 (2), 34.35 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition.-Replace the missing radiator cover.
23. Minnesota Crime Free Multi Housing Training Program - 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.

24. North Entry - Screen Door - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door in good condition.-Repair/replace the handle on the north entry screen door. Replace the missing door closure.
25. Upper Floor - Bathroom - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window in good condition.-Repair/replace the rotted/deteriorated window frame. Repair/replace the inoperable window. Maintain the window in a good state of repairs.
26. Upper Floor - Bedrooms - MN State Statute 299F.50 - Immediately provide and maintain an approved Carbon Monoxide Alarm in a location within ten (10) feet of each sleeping area. Installation shall be in accordance with manufacturers instructions.
27. SPLC 34.11 (6), 34.34 (3) - Provide service of heating facility by a licensed contractor which must include a carbon monoxide test. Submit a completed copy of the Saint Paul Fire Marshal's Existing Fuel Burning Equipment Safety Test Report to this office.
28. SPLC 39.02(c) - Complete and sign the provided smoke detector affidavit and return it to this office.

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: wayne.spiering@ci.stpaul.mn.us or call me at 651-266-8993 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Wayne Spiering
Fire Inspector

Ref. # 112802