

Vang, Mai (CI-StPaul)

From: Moermond, Marcia (CI-StPaul)
Sent: Wednesday, February 13, 2013 3:09 PM
To: Vang, Mai (CI-StPaul); Vang, Nhia (CI-StPaul)
Subject: FW: 904 Burr St. - appeal update after today's inspection
Attachments: 6528673061.DOC.DOC

Hi Mai and Nhia,

This is an fyi, and we need to attach this email and the orders to the Legistar file. I called SMRLS first thing this morning about the gas leak. It looks like it'll be fixed by the end of the day, but there's a delay in getting a final inspection. I'm working on expediting that.

~Marcia

From: Neis, Adrian (CI-StPaul)
Sent: Tuesday, February 12, 2013 5:18 PM
To: Moermond, Marcia (CI-StPaul)
Cc: Thomas, James (CI-StPaul); Wiese, Angie (CI-StPaul); Owens, Phil (CI-StPaul)
Subject: 904 Burr St. - appeal update after today's inspection

Marcia,

I went out to the property at 2:30 per today's hearing to verify the work was completed.

The good news:

I was able to check off 12 items from the list and confirm the heat and electric are back on.

The bad news:

When I went in the basement, I could smell natural gas. I assumed it was residual gas from the owner capping the abandoned boiler, but decided to call the FD and Xcel anyways to be safe. Xcel found gas leaking from several connections and valves throughout the building and yellowed tagged the piping and appliances. Xcel indicated the repairs need to be fixed ASAP, but the leaks did not pose an immediate danger, since gas was not pooling in certain areas. I gave him 24 hours hire a contractor, obtain the necessary permits and have the repairs made or I was vacating the building by 2:00pm tomorrow.

I will let you know more tomorrow.

Thanks,

AJ



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

February 13, 2013

Dennis T Workman
35255 Elmcrest Ave Ne
North Branch MN 55056-4911

Revocation of Fire Certificate of Occupancy and Order to Vacate

UPDATED AFTER LEGISLATIVE HEARING

RE: 904 BURR ST
Ref. # 17137

Dear Property Representative:

Your building was inspected on February 12, 2013. 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 reinspection will be made on or after the Legislative Hearing on February 19, 2013, or the property must be 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. 904 BURR - BASEMENT - NPFA 8.16.4.1.3 Where aboveground water-filled supply pipes, risers, system risers, or feed mains pass thorough open areas, cold rooms, passageways, or other areas expose to temperatures below 40 degrees, the pipe shall be protected against freezing by insulating coverings, frostproof casings, listed heat tracing systems, or other reliable means capable of maintaining a minimum temperature of 40 degrees. **-Per owner boiler in the basement was disable two years ago. The there is no heat in this area that contains fire sprinklers.**
2. 904 BURR - BASEMENT - MFGC 404.12 - Provide leak tight caps or plugs on disconnected or unused gas lines. **-Properly disconnect and cap of the gas lines for the abandoned boiler.**

3. 904 BURR - BASEMENT - SPLC 34.10 (5), 34.33 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition. **-Properly dispose of the garbage that was under the stairs, and moved into the basement area.**
4. 904 BURR - LOWER UNIT - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped.
5. 904 BURR - UPPER UNIT - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped.
6. 904 BURR - UPPER UNIT - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the floor in an approved manner. -Repair or replace the carpeting.
7. 904 BURR - UPPER UNIT - SPLC 34.10 (5), 34.33 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition. -Thoroughly clean the walls and woodwork.
8. 904 BURR - UPPER UNIT - MSFC 703 - Replace the fire rated doors and assembly. The minimum rating must be: 20 minutes. **-Existing non-conforming wood panel doors have large cracks beyond repair and must be replaced.**
9. 904 BURR - UPPER UNIT - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.
10. 904 BURR - UPPER UNIT - MSFC 605.4 - Discontinue use of all multi-plug adapters.
11. 904 BURR - UPPER UNIT - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the cabinets in an approved manner.
12. 904 BURR - UPPER UNIT - MSFC 1011.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exitway.
13. 904 BURR - LOWER UNIT - SPLC 34.10 (5), 34.33 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.
14. 904 BURR - LOWER UNIT - SPLC 34.10 (4), 34.33 (3) - Provide a bathroom floor impervious to water. **-Floor covering is damage beyond repair, and floor boards are rotted.**
16. 904 BURR - LOWER UNIT - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the kitchen cabinets in an approved manner. **-Cabinets are broken and floor boards are rotted.**
17. 904 BURR - LOWER UNIT - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the ceiling in an approved manner.
18. 904 BURR - LOWER UNIT - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the walls in an approved manner. **-Walls are covered in dirt and graffiti.**
19. 904 BURR - LOWER UNIT - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the floors in an approved manner.

20. 904 BURR - LOWER UNIT - SPLC 34.23, MSFC 110.1 - This occupancy is condemned as unsafe or dangerous. This occupancy must not be used until re-inspected and approved by this office. **-Unit is condemned for unsanitary conditions, and multiple code violations. There is an extremely foul odor coming from the apartment.**
21. 904 BURR - LOWER UNIT - SPLC 34.10 (7), 34.33 (6) - Repair or replace and maintain the woodwork in an approved manner.
22. 904 BURR - LOWER UNIT - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.
23. 904 BURR - LOWER UNIT - SPLC 34.09 (3) i - Repair and maintain an approved one-inch throw single cylinder deadbolt lock.
24. 906 BURR - LOWER UNIT - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the floor in an approved manner. **-Repair or replace the carpeting.**
25. 906 BURR - LOWER UNIT - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the cabinets in an approved manner. -Countertop is rotted and pulling up from the cabinets.
26. 906 BURR - LOWER UNIT - SPLC 34.10 (4), 34.33 (3) - Provide a bathroom floor impervious to water. -Untreated wood secured to the floor where owner indicates the floor is soft.
27. 906 BURR - LOWER UNIT - SPLC 34.10 (7), 34.33 (6) - Repair or replace and maintain the woodwork in an approved manner.
28. 906 BURR - LOWER UNIT - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the walls in an approved manner. -Repair the holes in the walls.
29. 906 BURR - UPPER UNIT - MSFC1026.1 - Provide and maintain an approved escape window. Existing escape window is inoperable and cannot be opened.
30. BASEMENT - THROUGHOUT - MSFC 901.6 - Contact a fire sprinkler contractor to relocate the improperly located sprinkler heads. All sprinkler work must be done by a licensed contractor under permit. Contact DSI at 651-266-9090. -Upright sprinkler heads found in the pendant position.
31. ENTIRE BUILDING - MFGC 406.5.2 - Immediately repair or replace the leaking fuel equipment piping. This work will require a permit(s). Call DSI at (651) 266-8989. **-Odor of natural gas in the building on Feb 12, 2013. Fire Department and Xcel notified. Xcel found gas leaking from several pipe connections and valves. Immediately obtain a licensed contractor and have the repairs made within 24 hours. *REPAIR IN PROGRESS ON FEBRUARY 13, 2013.**
32. ENTIRE BUILDING - THROUGHOUT - MSFC 901.6 - Provide required annual maintenance of the fire extinguishers by a qualified person and tag the fire extinguishers with the date of service.

33. EXTERIOR - THROUGHOUT - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door in good condition. -Several exterior doors are not weather tight and have towels and rags being used as insulation.
34. EXTERIOR - SPLC 34.09 (3), 34.32 (3) - Provide or repair and maintain the window screens.
35. EXTERIOR - Remove the accumulation of snow or ice from the public and private sidewalk abutting this property. -Sidewalks and stairs have not been shoveled, and have sheets of ice.
36. EXTERIOR - 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. -Scrape and paint where needed.
37. EXTERIOR - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window glass, where cracked, broken or missing.
38. 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.
39. SPLC 39.02(c) - Complete and sign the 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: adrian.neis@ci.stpaul.mn.us or call me at 651-266-8992 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

A.J. Neis
Fire Inspector

Ref. # 17137

CC: Marcia Moermond, Legislative Hearing Officer
Heather Meyers, Attorney for Southern MN Regional Legal Services