



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8585

RECEIVED

OCT 21 2013

CITY CLERK

We need the following to process your appeal:

- \$25 filing fee payable to the City of Saint Paul (if cash: receipt number 351999)
 - Copy of the City-issued orders/letter being appealed
 - Attachments you may wish to include
 - This appeal form completed
 - Walk-In OR Mail-In
- for abatement orders only: Email OR Fax

| |
|--|
| HEARING DATE & TIME |
| (provided by Legislative Hearing Office) |
| Tuesday, <u>November 5, 2013</u> |
| Time <u>2:30</u> |
| Location of Hearing: |
| Room 330 City Hall/Courthouse |

Address Being Appealed:

Number & Street: 301 Chatsworth City: St. Paul State: MN Zip: 55104

Appellant/Applicant: Stacy Miller Email sunny.miller@gmail.com

Phone Numbers: Business _____ Residence see call # Cell (651) 303-2580

Signature: For Stacy Miller by [Signature] Date: 10/21/13

Name of Owner (if other than Appellant): SAME

Mailing Address if Not Appellant's: SAME

Phone Numbers: Business _____ 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
 - Code Enforcement Correction Notice
 - Vacant Building Registration
 - Other
- please see attachment
" " "

**Ms Stacy Miller
301 Chatsworth Street
St. Paul, Minnesota 55104**

City of Saint Paul
City Clerk's Office (651) 266-8688
City Hall, Rm 310
15 W. Kellogg Blvd.
St. Paul, MN 55102

October 19th, 2013

Re: Request for Appeal Hearing re: Code Compliance Report #12 077599 VB2

To Whom it May Concern:

After Closing on August 12th, and moving into my new home at 301 Chatsworth Street in St. Paul, as advised, I went to the City Department of Safety and Inspections, paid my vacant building fees and following their instructions, I also paid the fees for DSI to send out a team of building inspectors in order to determine what Code Violations existed in the house that I would be expected to correct.

Naturally, I knew that this was an old Victorian house that had been vacant for a while, had not been well cared for, and it was obvious that there were lots of things that needed to be repaired and could be restored and/or improved. However it was also obvious that it would be in quite livable condition, after just some very basic clean up. I enjoy doing many fix-up type things, and I knew that I could make some very nice improvements to the house for myself and my two children which is why I chose to purchase it, plus it is close enough to Central High that my kids can walk to school. As soon as we moved in, I went to work, and we have already made considerable progress toward restoring this once beautiful turn-of-the-century home back to becoming a credit to the neighborhood.

Finally, on October 11th, four different building inspectors came to my house, went through everywhere, and came up with a list of Code Items that I need to correct. Shortly thereafter, I received the attached Code Compliance Report dated October 11th. This report is in many cases quite helpful and specific, pointing out many of the things that need to be corrected, most of which I had already planned on doing as soon as I either have the time to do them myself and/or the funds to hire the appropriate contractors.

In some other ways the report is a bit confusing, and seems to contain quite a number of rather general and very broad statements that could be interpreted in different or multiple ways by different readers. I am now in the process of having licensed contractors read the report and provide me with bids to complete the more difficult and specialized types of work that I cannot do myself.

As I go through this process of obtaining several competitive bids, it is becoming obvious to me that they often seem to come up with different interpretations of how much and which specific work tasks I need to complete. Plus there are a few items that I disagree need to be done.

Specifically, I would like to ask your reconsideration regarding my appeal of four items:
1st Replacing the garage shingles -- the garage roof does not leak, and while the shingles do appear old, they remain perfectly functional.

2nd Alter the drainage around the house and garage so that the ground slopes away. Grading around the buildings will be easier in the Spring, and more practical in coordination with the new landscaping I am planning for then.

3rd Tuck pointing of interior and exterior foundation: I will complete the exterior tuck pointing in the Spring. Now that I have demolished, and removed the deteriorated and moldy old sheetrock that formerly concealed the limestone foundation walls, and completely cleaned the basement, interior tuck pointing of the limestone foundation appears to be unnecessary.

4th Interior painting -- After minor repairs, the interior walls and ceilings are all in generally good repair. I wish to redecorate at a later date, after and in coordination with several other improvements and renovations that are non-code required, which I am planning on undertaking as I can afford them.

By the time of my hearing, I am diligently striving (with the required permits) to have fully completed all of the Electrical, Plumbing, Heating, and General Carpentry items other than those I am requesting your reconsideration of. At that stage, I believe all the egregious code issues which resulted in 301 Chatsworth being placed in Category 2, will have been corrected.

In addition, I would appreciate it very much, if you could schedule a timely hearing, since I have been informed that I cannot obtain my homestead tax credit for next year unless I have applied by this December 1st, and I cannot apply while 301 Chatsworth remains in Category 2 status.

Thank you very much for your cooperation in these matters.

Sincerely,



Stacy Miller
(651) 303-2580

Note I will plan to
(bring some pictures to the hearing)



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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

Telephone: 651-266-8989
Facsimile: 651-266-9124
Web: www.stpaul.gov/dsi

Code Compliance Report

October 11, 2013

STACY MILLER
301 CHATSWORTH ST N
ST PAUL MN 55104-5416

**** This Report must be Posted
on the Job Site ****

Re: 301 Chatsworth St N
File#: 12 077599 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on September 03, 2013.

Please be advised that this report is accurate and correct as of the date October 11, 2013. All deficiencies identified by the City after this date must also be corrected and all codes and ordinances must be complied with. This report is valid for 365 days from October 11, 2013. This report may be used in lieu of a Truth in Housing Report required in St Paul Legislative Code 189. This building must be properly secured and the property maintained at all times.

In order to sell or reoccupy this property the following deficiencies must be corrected:

ZONING

1. This property is in a(n) RT1 zoning district.
2. This property was inspected as a Single Family Dwelling.

BUILDING

Inspector: Jim Seeger

Phone: 651-266-9046

- Tuck Point interior/exterior of foundation as necessary.
- Dry out basement and eliminate source of moisture.
- Remove mold, mildew and moldy or water damaged materials.
- Install handrails (34 inches - 38 inches above each nosing) and guardrails (36 inch minimum) at all stairways, and return hand rail ends into a newel post or wall per attachment.
- Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary.
- Provide complete storms and screens, in good repair for all door and window openings.
- Provide functional hardware at all doors and windows
- Weather seal exterior doors, threshold and weather-stripping.
- Repair walls, ceiling and floors throughout, as necessary.

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BUILDING **Inspector: Jim Seeger** **Phone: 651-266-9046**

- Prepare and paint interior and exterior as necessary. Observe necessary abatement procedures (EPA, MPCA and St. Paul Legislative Code, Chapter 34 for additional information) if lead base paint is present.
- Any framing members that required repair or do not meet code (where wall and ceiling covering is removed, members that are over-spanned, over-spaced, not being carried properly, door and window openings that are not adequately supported, etc.) are to be reconstructed in an approved manner.
- Where wall and ceiling covering is removed install full thickness or code-specified insulation.
- Air-seal and insulate attic/access door.
- Provide major clean-up of premises.
- Repair siding, soffit, fascia, trim, etc. as necessary.
- Provide proper drainage around house to direct water away from foundation of house.
- Provide proper drainage around house to direct water away from foundation of garage.
- Install downspouts and a complete gutter system.
- Install rain leaders to direct drainage away from foundation.
- Install address numbers visible from street and on the alley side of garage.
- Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil.
- Install siding and trim with code approved flashing or drip caps.
- Replace roof covering on garage.
- Replace decayed sheathing on garage.
- Re-grade around garage to slope soil away from garage.
- A building permit is required to correct the above deficiencies.

ELECTRICAL **Inspector: Dave Blank** **Phone: 651-266-9035**

- Ground the electrical service to the water service with a copper conductor within 5 feet of the entrance point of the water service
- Bond around water meter with a copper wire sized for the electrical service per Article 250 of the NEC
- Provide a complete circuit directory at service panel indicating location and use of all circuits
- Properly strap cables and conduits in basement/ service conduit on the exterior of the house.
- Repair or Replace all broken, missing or loose light fixtures, switches and outlets, covers and plates
- Check all outlets for proper polarity and verify ground on 3-prong outlets
- Remove any 3-wire ungrounded outlets and replace with 2-wire or ground 3-wire to code
- Install hard-wired, battery backup smoke detector and other smoke detectors as required by the IRC. Also, Install carbon monoxide detector(s) within 10 feet of all bedrooms
- Ensure use of box extensions on all paneled walls.
- Based on repair list, purchase permit for a minimum of 4 circuits.
- All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.

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ELECTRICAL **Inspector: Dave Blank** **Phone: 651-266-9035**

- Any open walls or walls that are opened as part of this project must be wired to the standards of the current NEC.
- All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING **Inspector: Jim Kaufer** **Phone: 651-266-9054**

- Basement - Water Piping - run 1 inch water line from meter to first major take off (SPRWS Water Code)
- Basement - Soil and Waste Piping - no front sewer clean out (MPC 1000)
- Basement - Soil and Waste Piping - no soil stack base clean out
- Comments: - Reduction in size at waste stack in basement not to the Minnesota Plumbing code. Standpipe at laundry on 1st floor with incorrect waste and venting needs to be corrected. Laundry on 1st floor not properly vented. Stop and waste needed for yard hydrant.
- First Floor - Gas Piping - dryer gas shutoff; connector or piping incorrect (MFGC 411)
- First Floor - Gas Piping - range gas shut off; connector or piping incorrect (MFGC 411)
- First Floor - Gas Piping - run dryer vent to code (MFGC 614.1 - 614.7)
- First Floor - Laundry Tub - unvented (MPC 0200 E)
- First Floor - Laundry Tub - waste incorrect (MPC 2300)
- Second Floor - Tub and Shower - provide anti-scald valve (MPC 1380. Subp. 5)
- Second Floor - Tub and Shower - replace waste and overflow (MPC 1240)
- All the above corrections to waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Chapter 4715 & Chapter 326, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code, and the Saint Paul Regional Water Code. All plumbing must be done by a plumbing contractor licensed in the State of Minnesota and the City of St. Paul under an approved permit.

HEATING **Inspector: Kevin Chapdelaine** **Phone: 651-266-9042**

- Clean and Orsat test furnace burner. Check all controls for proper operation. Check furnace heat exchanger for leak; provide documentation from a licensed contractor that the heating unit is safe
- Plug, cap and/or remove all disconnected gas lines
- Provide a window in the bathrooms with an aggregate glazing area of not less than 3 square feet, one-half of which must be openable or provide exhaust system vented to outside. A mechanical ventilation permit is required if an exhaust system is installed.
- All supply and return ducts for warm air heating system must be clean before final approval for occupancy. Provide documentation from a licensed duct-cleaning contractor that the duct system has been cleaned.
- Repair and/or replace heating registers as necessary
- Provide a means of returning air from every habitable room to the furnace. Return air can not be taken from closets, bathrooms, toilet rooms, kitchen or mechanical rooms.
- Verify that A/C system is operable, if not, repair, replace or remove and seal all openings.
- Mechanical gas permit is required for the above work.

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Notes:

- See attachment for permit requirements and appeals procedure.
- Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.
- There was considerable storage/clutter within property at the time of the inspection. Property is to meet appropriate Codes when complete.

This is a registered vacant building. In order to sell or reoccupy this building, all deficiencies listed on this code compliance report must be corrected in accordance with the Minimum Housing Standards of the St. Paul Legislative Code (Chapter 34) and all required permits must receive final approval within six (6) months of the date of this report. One (1) six-month time extension may be requested by the owner and will be considered if it can be shown that the code compliance work is proceeding and is more than fifty (50) percent complete in accordance with Legislative Code Section 33.03(f).

You may file an appeal to this notice by contacting the City Clerk's Office at 651-266-8688. Any appeal must be made in writing within 10 days of this notice. (You must submit a copy of this notice when you appeal, and pay a filing fee.)

If you have any questions regarding this inspection report, please contact Jim Seeger between 7:30 - 9:00 AM at 651-266-9046 or leave a voice mail message.

Sincerely,

James L. Seeger
Code Compliance Officer
Department of Safety and Inspections
City of Saint Paul
375 Jackson Street, Suite 220
Saint Paul MN 55101
Phone: 651-266-9046
Email: jim.seeger@ci.stpaul.mn.us

JLS:ml
Attachments