

FEB 13 2015



# APPLICATION FOR APPEAL

## Saint Paul City Council – Legislative Hearings

310 City Hall, 15 W. Kellogg Blvd.  
Saint Paul, Minnesota 55102  
Telephone: (651) 266-8585

### We need the following to process your appeal:

- \$25 filing fee (non-refundable) (payable to the City of Saint Paul) (if cash: receipt number Check 4926)
- 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

<b>HEARING DATE &amp; TIME</b> (provided by Legislative Hearing Office) Tuesday, <u>Feb. 24, 2015</u>  Time <u>1:30 PM</u> Location of Hearing: <u>Room 330 City Hall/Courthouse</u>
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### Address Being Appealed:

Number & Street: ~~483~~ 784 N. HOLTON ST. City: ST PAUL State: MN Zip: 55101

Appellant/Applicant: RONALD ELDRED Email ronald.eldred@comcast.net

Phone Numbers: Business NA Residence NA Cell 612-867-2654

Signature: Ronald Eldred Date: 2-9-2015

Name of Owner (if other than Appellant): MARCILAU & SARAH ELDRED

Mailing Address if Not Appellant's: 946 FAIRMOUNT AVE ST PAUL 55105

Phone Numbers: Business \_\_\_\_\_ Residence \_\_\_\_\_ Cell 651-222-4929

### 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/Correction WALL IS NOT 3' FROM ELECTRICAL PANELS
- Code Enforcement Correction Notice (BOTH OLD + NEW)
- Vacant Building Registration
- Other (Fence Variance, Code Compliance, etc.)



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](http://www.stpaul.gov/dsi)*

February 9, 2015

MARILOU ELDRED  
946 FARIMOUNT AVE  
ST PAUL MN 55105-3119

## **FIRE INSPECTION CORRECTION NOTICE**

RE: 784 HOLTON ST  
Ref. #120588  
Residential Class: C

Dear Property Representative:

Your building was inspected on February 9, 2015 for the renewal of your Fire Certificate of Occupancy. Approval for occupancy will be granted upon compliance with the following deficiency list. The items on the list must be corrected prior to the re-inspection date. A re-inspection will be made on February 13, 2015 at 9:30 .

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.

**YOU WILL BE RESPONSIBLE FOR NOTIFYING TENANTS IF ANY OF THE FOLLOWING LIST OF DEFICIENCIES ARE THEIR RESPONSIBILITY.**

### **DEFICIENCY LIST**

1. Interior - Basement - NEC 110-26 - Provide and maintain a minimum of 36 inches clearance in front of all electrical panels.-  
There was a bathroom added to the basement without permits and is located in front of the electric panels.
2. Interior - Basement - 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. Discontinue: Use as a tri-plex.-

This is a duplex and cannot have the basement rented to anyone for occupancy or used for sleeping. There is an illegal bedroom, another room used as a eating area, and a new bathroom including shower installed without permits.

3. Interior - Basement - SPLC 34.23, MSFC 110.1 - The basement is condemned as unsafe or dangerous. This occupancy must not be used until re-inspected and approved by this office.-  
Immediately discontinue use of the basement as a separate unit and for sleeping purposes.  
Immediately remove all bedding and personal belongings from the room used for sleeping.

4. Interior - Basement - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls in an approved manner.

-  
Provide approved permits for the framing and walls added in the basement with the new bathroom to meet code.

5. Interior - Basement - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the ceiling in an approved manner.-

Provide approved permits for the framing and sheetrock of the ceiling of the bathroom to meet code.

6. Interior - Basement - NFPA 211,9-2 - Have the chimneys, fireplaces, and vents inspected for soundness, freedom from deposits, and correct clearances. Cleaning, maintenance, and repairs shall be done if indicated by the inspection.-

7. Interior - Basement - SPLC 34.14 (3), MPC 4715.200.T - Provide and maintain a window or approved ventilation system in all bathrooms.-

Provide approved permits for bathroom installed and provide a fan.

8. Interior - Basement - MSFC 1026.1 - Provide and maintain an approved escape window from each sleeping room or area, or discontinue use of area as a sleeping room. This work require permit(s). Call DSI at (651) 266-8989.-

Immediately discontinue use of the basement for sleeping.

9. Interior - Unit 2 - MSFC 1028.3 - Remove the materials that cause an exit obstruction.

Maintain a clear and unobstructed exitway.-

Clear the rear stairs/exit of unit 2.

10. Interior - SPLC 34.14 (2) c - Provide or replace the duplex convenience outlet with ground fault protection within 3 feet of the basin on an adjacent wall in all bathrooms. This work requires a permit(s). Call DSI at (651) 266-9090.-

Provide approved permits for all electrical work completed when adding the basement bathroom to meet code.

11. Interior - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 4715.0200.C - Provide an approved number and type of plumbing fixtures.-

Provide approved permit for all plumbing work including the new bathroom added in the basement to meet code.

12. Interior - SPLC 34.11 (5), 34.34 (2) - Contact a licensed contractor to repair or replace the water heater. This work requires a permit(s). Call DSI at (651) 266-9090.-  
The water heaters were installed without permit. Provide an approved permit for the installation of the water heaters and all plumbing to meet code.

13. MSFC 605.1 - Repair or replace damaged electrical appliance wiring. This work may require a permit(s). Call DSI at (651) 266-9090.-

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: [lisa.martin@ci.stpaul.mn.us](mailto:lisa.martin@ci.stpaul.mn.us) or call me at 651-266-8988 between 7:30 a.m. - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Lisa Martin  
Fire Inspector

Reference Number 120588

Property Address: 784 Holt St. St. Paul, MN 55104

Rating Key: M = Meets minimum B = Below minimum C = See Comment H = Hazardous Y = Yes N = No NV = Not Visible/Viewed NA = Not Applicable

**Item #** **Comment**  
Specify location(s), where necessary

AUG - 2014

**BASEMENT/CELLAR**

- 1. Stairs and Handrails ..... B
- 2. Basement/cellar floor ..... C
- 3. Foundation ..... H
- 4. Evidence of dampness or staining ..... Y
- 5. First floor, floor system ..... B
- 6. Beams and columns ..... C

- 1. B- Lacks a handrail
- 2. C-Limited view due to finished portions and storage
- 3. H- Foam board foundation insulation lacks a fire rated covering.
- C- Finished portions not visible.
- 4. Y- Stains on walls
- 5. B- Over notched joists below bathroom
- 6. C- Covered portions not visible
- 9. H- Ungrounded 3-prong outlet at SE basement room
- B- No power at 4 plex outlet in NE corner room
- 11. B- Corrosion at metal drain pipe below bathroom
- 12. B- Exterior water faucet lack backflow prevention
- 14. B- Flex gas connector to 2nd fl water heater
- 15. H- Split in seam of flue pipe elbow at 1st fl water heater
- 16. B- Flex drain pipe at laundry tub
- 17 b. C- Non heating season, not fully evaluated.
- 17 c. C- Not viewed operating
- 18 c. C- Not viewed operating

**ELECTRICAL SERVICE(S) # of Services** 2

7. Service size:

Amps: 30 \_\_\_\_\_ 60 \_\_\_\_\_ 100 \_\_\_\_\_ 150 \_\_\_\_\_ Other 100 & 100

Volts: 115 \_\_\_\_\_ 115/230 X

**BASEMENT or METER LOCATION(S) ONLY:**

- 8. Electrical service installation/grounding ..... M
- 9. Electrical wiring, outlets, and fixtures ..... H

**PLUMBING SYSTEM**

- 10. Floor drain(s) (basement) ..... M
- 11. Waste and vent piping (all floors) ..... B
- 12. Water piping (all floors) ..... B
- 13. Gas piping (all floors) ..... M
- 14. Water heater(s), installation ..... B
- 15. Water heater(s), venting ..... H
- 16. Plumbing fixtures (basement) ..... B

**HEATING SYSTEM(S) # of** ..... 2

17. Heating plant(s): Type: Forced air \_\_\_ Fuel: \_\_\_ Gas \_\_\_\_\_

- a. Installation and visible condition ..... M
- b. Viewed in operation (required in heating season) C
- c. Combustion venting ..... C

**The Evaluator is NOT required to operate the heating plant(s), except during heating season, between October 15 and April 15.**

18. Additional heading unit(s) Type: Forced air \_\_\_ Fuel: \_\_\_ Gas \_\_\_\_\_

- a. Installation and visible condition ..... M
- b. Viewed in operation ..... C
- c. Combustion venting ..... C

**19. ADDITIONAL COMMENTS (1 through 18)** \_\_\_\_\_

EVALUATOR: John Vrmo

DATE: 8/20/2014

Property Address: 784 Holt St. St. Paul, MN 55104

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**Item #      Comment**

Where there are multiple rooms to a category, the Evaluator must specify the room to which a Comment is related.

**KITCHEN**

- 20. Walls and ceiling .....   M
- 21. Floor condition and ceiling height .....   M
- 22. Evidence of dampness or staining .....   N
- 23. Electrical outlets and fixtures .....   M
- 24. Plumbing fixtures .....   B
- 25. Water flow .....   M
- 26. Window size/openable area/mechanical exhaust .....   M
- 27. Condition of windows/doors/mech. exhaust ....   M

**LIVING AND DINING ROOM(S)**

- 28. Walls and ceiling .....   B
- 29. Floor condition and ceiling height .....   M
- 30. Evidence of dampness or staining .....   Y
- 31. Electrical outlets and fixtures .....   M
- 32. Window size and openable area .....   M
- 33. Window and door condition .....   M

**HALLWAYS, STAIRS AND ENTRIES**

- 34. Walls, ceilings, floors .....   B
- 35. Evidence of dampness or staining .....   N
- 36. Stairs and handrails to upper floors .....   B
- 37. Electrical outlets and fixtures .....   M
- 38. Window and door condition .....   M
- 39. Smoke Alarm/Carbon Monoxide Detector(s) ....   Y
- Properly located .....   Y
- \* Hard-Wired (HWSD) .....   Y

\* if N or H in SINGLE FAMILY HOME the SPFire Dept requires HWSD installation

**BATHROOM(S)**

- 40. Walls and ceilings .....   B
- 41. Floor condition and ceiling height .....   M
- 42. Evidence of dampness or staining .....   N
- 43. Electrical outlets and fixtures .....   M
- 44. Plumbing fixtures .....   H
- 45. Water flow .....   M
- 46. Window size/openable area/mechanical exhaust .....   M
- 47. Condition of windows/doors/mech. exhaust ....   M

**SLEEPING ROOM(S)**

- 48. Walls and ceilings .....   B
- 49. Floor condition and ceiling height .....   M
- 50. Evidence of dampness or staining .....   N
- 51. Electrical outlets and fixtures .....   M
- 52. Window size and openable area .....   M
- 53. Window and door condition .....   B

**ENCLOSED PORCHES AND OTHER ROOMS**

- 54. Walls, ceiling, and floor condition .....   M
- 55. Evidence of dampness or staining .....   N
- 56. Electrical outlets and fixtures .....   B
- 57. Window and door condition .....   M

**ATTIC SPACE (Visible Areas)**

- 58. Roof boards and rafters .....   M
- 59. Evidence of dampness or staining .....   Y
- 60. Electrical wiring/outlets/fixtures .....   M
- 61. Ventilation .....   Y

**62. ADDITIONAL COMMENTS (20 through 61)**   M  

CO Detector information reported here

EVALUATOR: John Vruno

DATE: 8/20/2014

- 24. 1st fl: B- Kitchen sink drain not vented.
- 28. 1st fl: B- Peeling paint at front walli Dining Room
- 30. 1st fl; Y- Staining at front wall in Dining Room
- 34. B1 Peeling paint at 1st floor hall to basement
- 36. B- Low guardrail at upper level
- 39. H- Non functional at both floors
- 40. 1st fl: B- Blistering, cracked at ceiling
- 44. 2nd fl: H- Toilet fill valve less than one inch above opening of overflow tube.
- 1st fl: B- Leak at tub faucet valves
- 48. 2nd fl: B- Peeling paint at ceiling
- 53. B- Sash cords broken
- 56. B- Loose outlet at South wall
- 59. Y- Stains on rafters ,boards and chimney
- 62. H- Lacks Carbon Monoxide detector within 10 ft. of sleeping rooms.

Property Address: 784 Holt St. St. Paul, MN 55104

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**Item #      Comment**

**EXTERIOR (Visible Areas)**

63. Foundation .....	<u>B</u>
64. Basement/cellar windows .....	<u>B</u>
65. Drainage (grade) .....	<u>M</u>
66. Exterior walls .....	<u>M</u>
67. Doors (frames/storms/screens) .....	<u>M</u>
68. Windows (frames/storms/screens) .....	<u>H</u>
69. Open porches, stairways and decks .....	<u>B</u>
70. Cornice and trim .....	<u>M</u>
71. Roof structure and covering .....	<u>C</u>
72. Gutters and downspouts .....	<u>B</u>
73. Chimneys .....	<u>C</u>
74. Outlets, fixtures and service entrance .....	<u>M</u>

63. B- Peeling paint  
 64. B- Basement window paint peeling, loose putty at South side  
 68. H- Window glass broken at North side  
 69. B- Front; Lacks railing and uneven risers  
 B- Peeling paint at rear steps.  
 B- Loose railing at 1st floor.  
 B- Lacks complete guard railing assembly at 2fl. open stairs

**GARAGE(S)/ACCESSORY STRUCTURE(S)**

75. Roof structure and covering .....	<u>B</u>
76. Wall structure and covering .....	<u>B</u>
77. Slab condition .....	<u>M</u>
78. Garage door(s) .....	<u>M</u>
79. Garage opener(s) - (see important notice #6) ....	<u>Y</u>
80. Electrical wiring, outlets and fixtures .....	<u>M</u>

71. C- Areas not visible due to design  
 72. B- Gutters lack cleaning  
 73. C- Chimney not fully visible from ground  
 75. B- Damaged roofing noted along edge  
 C- Garage roof not visible from ground  
 76. B- Siding in contact with grade  
 83. Basement fireplace is not a functional fireplace - flue open in utility room. FIREPLACE SHOULD NOT BE USED  
 84. C- See above statements

**81. ADDITIONAL COMMENTS (63 through 80)**

**FIREPLACE/WOODSTOVES**

82. Dampers installed in fireplaces .....	<u>Y</u>
83. Installation .....	<u>C</u>
84. Condition .....	<u>C</u>

\*\*\*\*\*

**SUPPLEMENTAL INFORMATION - No determination is made whether items meet minimum standards (Y/N, NA, NV, only)**

INSULATION	Y/N	Type	Inches/Depth
85. Attic Insulation	<u>Y</u>	<u>Loose</u>	<u>3-6</u>
86. Foundation Insulation	<u>N</u>	<u></u>	<u></u>
87. Knee Wall Insulation	<u>NA</u>	<u></u>	<u></u>
88. Rim Joist Insulation	<u>N</u>	<u></u>	<u></u>

**89. ADDITIONAL COMMENTS (82 through 88)**

I hereby certify I prepared this report in compliance with the Saint Paul Evaluator Guidelines and all other applicable policies and procedures of the Truth-in-Sale of Housing Board. I have utilized reasonable and ordinary care and diligence and I have noted all conditions found that do not conform to the minimum standards of maintenance.

Evaluator Signature

(651)641-0641  
Phone Number

8/20/2014  
Date

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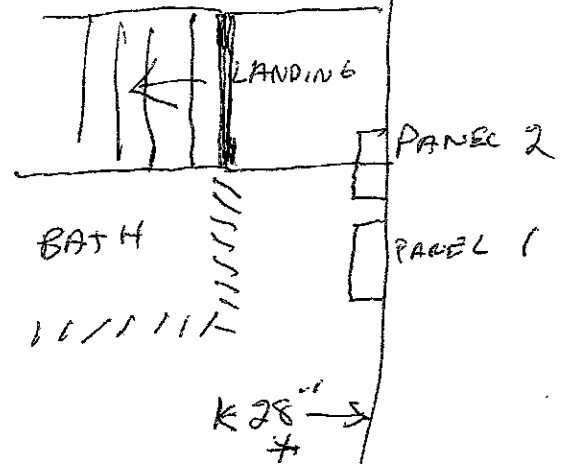
Rev 3/2009

Printed Name: John Vruno

**IMPORTANT NOTICES**

1. All single family residences in Saint Paul must have at least one smoke detector connected to the electrical system (hard-wired). The detector must be located near sleeping rooms. For more information call Fire Prevention, (651) 266-9090. (Saint Paul Legislative Code, Chapter 58.)
2. Rainleaders connected to the sanitary sewer system must be disconnected. For more information call Public Works, Sewer Utility, (651) 266-6234.
3. A house built before 1978 may have lead paint on/in it. If children ingest lead paint, they can be poisoned. For more information call Ramsey County Public Health, (651) 266-1199.
4. Neither the City of Saint Paul nor the Evaluator is responsible for the determination of the presence of airborne particles such as asbestos, noxious gases such as radon, or other conditions of air quality that may be present, nor the conditions which may cause the above.
5. If this building is used for any purpose other than a single family dwelling, it may be illegally zoned. To help you determine legal uses under the zoning ordinance, contact the Zoning Administrator at (651) 266-9008.
6. An automatic garage door should reverse upon striking an object. If it does not reverse it poses a serious hazard and should be immediately repaired or replaced.

284 W. HOLTON  
55104



||||| - New wall

\* PANEL 2 WAS LESS THAN 3 FOOT FROM THE LANDING & WALL.

NEW WALL IS EXTENSION OF OLD WALL.



## **Foss, Katie (CI-StPaul)**

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**From:** Foss, Katie (CI-StPaul)  
**Sent:** Friday, February 13, 2015 11:59 AM  
**To:** 'donald.eldred@comcast.net'  
**Subject:** 784 Holton St. N. - Application for Appeal

Mr. Eldred –

This e-mail serves to notify you that we have received your Application for Appeal of a Fire Inspection Correction Notice at **784 Holton St. N.**, and that a legislative hearing has been scheduled for you to attend to address this matter.

The hearing will take place on **Tuesday, February 24, 2015 at 1:30 p.m., in Room 330 City Hall, at 15 Kellogg Blvd. W., St. Paul, MN 55102.**

Please feel free to contact the Appeals Line with any questions, at (651) 266-8585.

Thank you.

Katie Foss  
Receptionist  
City Council Offices  
310 City Hall  
15 West Kellogg Blvd.  
St. Paul, MN 55102-1615  
(651) 266-8560