

RLHFCO 17-128



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

JUL 14 2017

CITY CLERK

We need the following to process your appeal:

- \$25 filing fee (non-refundable) (payable to the City of Saint Paul) (if cash: receipt number 950349)
 - 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>Aug. 1, 2017</u>
Time <u>11:00</u>
Location of Hearing: Room 330 City Hall/Courthouse

Address Being Appealed:

Number & Street: 658/660 Thomas Ave. City: St. Paul State: MN Zip: 55104

Appellant/Applicant: E+K Real Estate Investments, LLC Email eandkrealty@gmail.com

Phone Numbers: Business 612-203-2522 Residence same as cell Cell 651-352-5562

Signature: Eric Eddy Date: 7/14/2017

Name of Owner (if other than Appellant): _____

Mailing Address if Not Appellant's: _____

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/Correction
 - Code Enforcement Correction Notice
 - Vacant Building Registration
 - Other (Fence Variance, Code Compliance, etc.)
- Item #3 - I believe driveway is properly serviceable.
- Item #7 - The plumbing was in place prior to current ownership. I believe that this was reviewed in prior inspections with DSI.
- Item #16 - Same as item #7. I believe plumbing was reviewed with prior ownership with no issues.
- DSI letter postmarked 7/10/2017 and email to company on 7/11/2017. (see attached)



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

July 1, 2017

ERIC EDDY
P.O. BOX 3004
ST PAUL MN 55101 USA

FIRE INSPECTION CORRECTION NOTICE

RE: 658 THOMAS AVE
Ref. #103739
Residential Class: C

Dear Property Representative:

Your building was inspected on June 28, 2017 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 August 11, 2017 at 1:00 PM.

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 - Unit 660 - 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.-
Main floor sleeping room with blocked patio door and no legal escape window. Room to be vacated or cabinets removed from patio door opening.
2. Exterior - Back Yard - MSFC 304.1 - Remove excessive combustible storage and/or vegetation from exterior property areas.-

3. Exterior - South side of Lot - 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 651-266-8989.-
Asphalt in front of garage is serviceable, but additional parking at south side of lot is dirt. Either discontinue use of the green space as parking and return ground cover or provide like surface as the rest of parking area for parking. Obtain site plan approval as stated above.
4. Exterior - Unit 660 - SPLC 34.33 (3) - Repair and maintain the patio door in good condition.-
Patio door at south end of dwelling appears rotted, paint is peeling of the frame. The door must function as a door to open, close and lock in order for this room to be used as a sleeping room. Replacement of the door is strongly recommended.
5. Exterior - Unit 660 - SPLC 34.09 (2), 34.33 (1) - Provide and maintained the roof weather tight and free from defects.-
Eave board missing from south side of roof.
6. Interior - Basement, Unit 660 - MSFC 803.1 - Wall and/or ceiling finishes exceed the code requirements for flame spread ratings. Remove or provide documentation of flame spread compliance.-
Remove the paper egg cartons attached to walls in basement.
7. Interior - Basement, Unit 660 - 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 requires a licensed contractor to obtain a permit(s) and contact city inspection staff to review the installation and final the permit. Call DSI at (651) 266-8989.-
Water heater vent in excess of 10' through crawl space to the exterior. Provide documentation from the manufacturer of the water heater that this water heater may accommodate the actual length of vent used. If there is no documentation for an allowable length from manufacturer, a licensed contractor will be required to make the repairs.
8. Interior - Unit 658 - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner.-
Flooring not installed or secured properly.
9. Interior - Unit 658 - SPLC 34.11 (4), 34.35 (1), MPC 719 - Provide and maintain an approved waste trap. This work requires a licensed contractor to obtain a permit and contact city inspection staff for review and final of the permit.. Contact DSI at 651-266-8989.-
Main waste piping has a loose cap before the trap allowing for sewer gas to enter the dwelling/basement.

10. Interior - Unit 658 Basement - SPLC 34.11 (4), 34.35 (1), MPC 708.1- Connect or cap the sewer piping in accordance with the plumbing code. This work will require a licensed contractor to obtain a permit and contact city inspection staff for review of the work and final the permit. Contact DSI at 651-266-8989.-
There is a hole at the base/floor of main sewer stack going into the floor.
Another opening, possibly the cleanout for main sewer line out of dwelling is plugged with debris.
11. Interior - Unit 660 - MSFC 605.1 -Provide a grounding jumper around the water meter.-
12. Interior - Unit 660 - MSFC 1030.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exit path..-
If main floor south room is used for sleeping, nothing can obstruct the patio door from opening other than a door lock. This is only viable escape from room, as window is too small at 14" by 16" exiting space and 55" above the floor. Vacate the room with patio door or remove the obstructing cabinets from the door.
Second floor sleeping room has single window for escape therefore the air conditioner in the window must be removed.
13. Interior - Unit 660 - MSFC 313.1 - Fueled equipment, including but not limited to motorcycles, mopeds, lawn-care equipment and portable cooking equipment, shall not be stored, operator or repaired within a building.-
Remove lawn mower and gas tank from inside unit.
14. Interior - Unit 660 - MPC 707.4. - Repair the clogged drain line.-
Laundry sink drain plugged and backing up.
15. Interior - Unit 660 - MPC 418.2 - Provide a removable strainer and a clean out plug or cap for the floor drain.-
Provide a clean out plug for clean out in floor drain in basement.
16. Interior - Unit 660 Basement - SPLC 34.11 (4), 34.35 (1), MPC 708.1- Connect or cap the sewer piping in accordance with the plumbing code.-
Rubber drain connections are not compliant connections for plumbing. If repairs are not able to be made code compliant, a licensed plumber will be required to effect the code-compliant repairs to the plumbing.

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: laura.huseby@ci.stpaul.mn.us or call me at 651-266-8998 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,

Laura Huseby
Fire Inspector

Reference Number 103739

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

SAINT PAUL MN 55101

07/10/2017

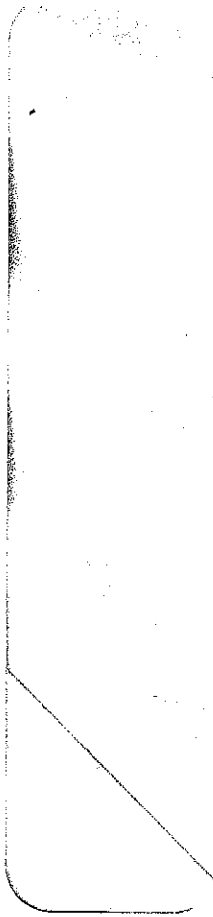
10 JUL 2017 PM 3:00

POSTAGE & FEES PAID

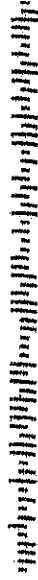


ZIP 55101
041M11278303

CITY OF SAINT PAUL
DEPARTMENT OF SAFETY AND INSPECTIONS



55101-300404





Eand K <eandkrealty@gmail.com>

658-60 Thomas Ave

2 messages

Huseby, Laura (CI-StPaul) <laura.huseby@ci.stpaul.mn.us>
To: E&K Realty <eandkrealty@gmail.com>
Cc: "Huseby, Laura (CI-StPaul)" <laura.huseby@ci.stpaul.mn.us>


Tue, Jul 11, 2017 at 1:36 PM

Attached is the inspection report for the above-referenced property. If you have any questions, please contact me at the information in the report.

Sincerely,

Laura Huseby

St. Paul Fire Inspections

 **3454113_3611306_11152924.pdf**
24K

E&K Realty <eandkrealty@gmail.com>
To: "Huseby, Laura (CI-StPaul)" <laura.huseby@ci.stpaul.mn.us>

Fri, Jul 14, 2017 at 7:24 AM

Thank you for emailing Ms. Huseby. I hope you had a nice July 4th week.

Sincerely,

Eric
[Quoted text hidden]