

RLH VBR 20-8



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

FEB 07 2020

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 950478)
- 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, Feb. 18, 2020

Time 2:30

Location of Hearing:

Room 330 City Hall/Courthouse

Address Being Appealed:

Number & Street: 716 Sims City: Saint Paul State: MN Zip: 55106

Appellant/Applicant: Jay Mitchell Email: Jaymitchell193@gmail.com
Univer sml construction

Phone Numbers: Business _____ Residence _____ Cell 612-251-9892

Signature: [Signature] Date: 2/7/20

Name of Owner (if other than Appellant): Quality Residence

Mailing Address if Not Appellant's: 923 Payne Ave

Phone Numbers: Business _____ Residence _____ Cell _____

What Is Being Appealed and Why? Attachments Are Acceptable

- Vacate Order/Condemnation/Revocation of Fire C of O Working ON Fire Orders
- Summary/Vehicle Abatement there was failed Furance, Froze Pipes
- Fire C of O Deficiency List/Correction Permits Palled Work Had started.
- Code Enforcement Correction Notice [scribble]
- Vacant Building Registration _____
- Other (Fence Variance, Code Compliance, etc.) _____



CITY OF SAINT PAUL

375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806Telephone: 651-266-8989
Facsimile: 651-266-1919
www.stpaul.gov/dsi

January 16, 2020

Quality Residences Llc
9617 Oak Ridge Tr
Hopkins MN 55305-4642

Customer #:838625

Bill #: 1482015

VACANT BUILDING REGISTRATION NOTICE

The premises at **716 SIMS 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 by law to register this building with the Department of Safety and Inspections, Vacant Building 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 **\$2,127.00**. 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.

Payment must be received by February 16, 2020 .

You may pay this registration fee online by going to **online.stpaul.gov** and selecting the 'Make a Payment' option. You will need your customer number and bill number to process a payment - both can be found on this letter.

To pay this invoice by mail please send this registration form along with payment to:

DEPARTMENT OF SAFETY AND INSPECTIONS
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
Do Not Mail Cash

If you wish to pay in person, you may do so from 8:00am to 4:00pm Monday through Friday at the above address.

You may file an appeal to this fee or registration requirements by contacting the City Clerk's Office by calling (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 , Tom Friel, at 651- 266- 1906 to find out what must be done before this building can be legally reoccupied.

The Enforcement Officer may declare this building 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 Office 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 District Inspector, Tom Friel, at 651- 266- 1906.

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

Steve Magner
Vacant Buildings Program Manager

Enclosures: Regulations Requirements Information
Vacant Building Registration Form

SM: tf
vb_registration_notice 11/14



CITY OF SAINT PAUL

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

Telephone: 651-266-8989
Facsimile: 651-266-8951
Web: www.stpaul.gov/dsi

January 14, 2020

Quality Residences
923 PAYNE AVE
ST PAUL MN 55130USA

NOTICE OF CONDEMNATION UNFIT FOR HUMAN HABITATION ORDER TO VACATE

RE: 716 SIMS AVE
Ref. # 102829

Dear Property Representative:

Your building was inspected on January 13, 2020.

The building was found to be unsafe, unfit for human habitation, a public nuisance, a hazard to the public welfare or otherwise dangerous to human life. A Condemnation Placard has been posted on the building. Since you have failed to comply with the orders, the building has been referred to the vacant building program as a Category 2.

CONDEMNATION OF THE BUILDING REVOKES THE CERTIFICATE OF OCCUPANCY.

Failure to complete the corrections may result in a criminal citation. The Saint Paul Legislative Code requires that no building be occupied without a Fire Certificate of Occupancy.

DEFICIENCY LIST

1. Basement - Furnace - MSFC 603.7 - Immediately discontinue use of unsafe heating appliance until repaired or replaced by a licensed contractor. This work may require a permit(s). Call DSI at (651) 266-8989.-Furnace was submerged under approximately 18" of water, have licensed contractor repair or replace unit. Update: the furnace was replaced without first obtaining a permit. A permit was pulled at 3:00 pm.

2. Basement - Sewer line - SPLC 34.11 (4), 34.35 (1), MPC 708.1- Connect or cap the sewer piping in accordance with the plumbing code.-Have water/sewer line repaired or replaced by a licensed contractor. Permits will need to be pulled
3. Basement - Water heater - SPLC 34.11 (5), 34.35 (2) - Contact a licensed contractor to repair or replace the water heater. This work may require a permit(s). Call DSI at (651) 266-8989.-Water heater was submerged under approximately 18" of water; have a licensed contractor repair or replace unit.
4. Exterior - Peeling paint - SPLC 34.09 (1)(2), 34.33 (1) - 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.
5. Exterior - Roof - SPLC 34.09 (2), 34.33 (1) - Provide and maintained the roof weather tight and free from defects.-Missing shingles.
6. First floor - Bathroom - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner.-Repair the wall around the tub/shower in the first floor bathroom. Update: 1/13/2020 the walls in the bathroom have been removed to the studs.
7. First floor - Bathroom - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner.-At the 1/13/20 inspection the ceiling was torn down to the trusses.
8. First floor - Bathroom - SPLC 34.11 (1), SBC 2902.1, SPLC 34.35 (1), MPC 301.1 - Provide an approved number and type of plumbing fixtures.-At the 1/13/20 inspection all of the plumbing fixtures have been removed.
9. First floor - Kitchen - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner.-Kitchen ceiling is missing
10. First floor - Kitchen - SPLC 34.11 (1), SBC 2902.1, SPLC 34.35 (1), MPC 301.1 - Provide an approved number and type of plumbing fixtures.-At the 1/13/20 inspection the plumbing fixtures in the kitchen have been removed.
11. First floor - Rear entry - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner.-At the 1/13/20 inspection there is a hole in the wall.
12. First floor - South bedroom - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner.-At the 1/13/20 inspection there is a hole in the wall.
13. First floor - Kitchen - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner.-At the 1/13/20 inspection all of the walls in the kitchen were torn down to the studs.
14. First floor - Living room - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition.-The living room windows have been boarded over.

15. Front of building - Retaining wall - SPLC 34.08(5), 34.32(3) - All accessory structures including, but not limited to, detached garages, sheds and fences shall be maintained structurally sound and in good repair. Provide and maintain exterior unprotected surfaces painted or protected from the elements.-Cracked, leaning and deteriorating retaining wall.
16. Interior - Throughout - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.
17. Interior - Throughout - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner.
18. Interior - Throughout - MMC 2103 - All equipment, appurtenances, devices, and piping must be installed in a workmanlike manner.-Missing heat vent covers throughout the unit.
19. Interior - Throughout - SPLC 34.23, MSFC 110.1 - This occupancy is condemned as unfit for human habitation. This occupancy must not be used until re-inspected and approved by this office.-The building has been condemned for reasons including, but not limited to work being done without permits, missing ceiling and walls in the kitchen and both bathrooms, and missing and uncapped sewer lines in multiple areas of the building.
20. Interior - Throughout - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.
21. Kitchen - Bathroom - SPLC 34.10 (7) - Repair and maintain the cabinets in an approved manner.-Missing cabinet doors. Update: 1/13/2020 all of the kitchen cabinets have been removed.
22. Second floor - Bathroom - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner.-Repair or replace the damaged or deteriorated wall coverings. Update: 1/13/2020 all of the wall coverings have been removed to the studs.
23. Second floor - Bathroom - SPLC 34.11 (1), MSBC 2902.1, SPLC 34.35 (1), MPC 301.1 - Repair or replace and maintain all parts of the plumbing system to an operational condition.- Repair or replace any and all broken water lines. This will require permits Update: all of the plumbing fixtures have been removed from the bathroom.
24. 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: (651-266-8585) and must be filed within 10 days of the date of the original orders.

If you have any questions, email me at: george.niemeyer@ci.stpaul.mn.us or call me at 651-266-8991 between 7:30 - 9:00 a.m. Please help make Saint Paul a safer place in which to live and work.

Sincerely,

George Niemeyer
Fire Safety Inspector
Ref. # 102829

cc: Housing Resource Center
Force Unit