



RLH VO 23-37

# APPLICATION FOR APPEAL

**Saint Paul City Council – Legislative Hearings****RECEIVED****NOV 13 2023****CITY CLERK**

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8585

legislativehearings@ci.stpaul.mn.us

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

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

☒ Copy of the City-issued orders/letter being appealed & any attachments you may wish to include

Walk In



Mail

Email

Appeal taken by: \_\_\_\_\_

**HEARING DATE & TIME**

(provided by Legislative Hearing staff)

Tuesday, November 28, 2023

Location of Hearing:



Telephone: you will be called between \_\_\_\_\_ &amp; \_\_\_\_\_

In person (Room 330 City Hall) at: 1:30 p.m.

(required for all condemnation orders and Fire C of O revocations and orders to vacate)

**Address Being Appealed:**Number & Street: 358 ARBOR ST City: ST PAUL State: MN Zip: 55102Appellant/Applicant: RONALD STAEHEL Email: AMERCENTRALINSP@AOL.COMPhone Numbers: Business 612-865-2004 Residence \_\_\_\_\_ Cell \_\_\_\_\_Signature: [Signature] Date: \_\_\_\_\_

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

See Attached

☐ Summary/Vehicle Abatement

☐ Fire C of O Deficiency List/Correction

See Attached

☐ Code Enforcement Correction Notice

☐ Vacant Building Registration

☐ Other (Fence Variance, Code Compliance, etc.)

358 Arbor Street orders issued October 30, 2023

1. A Certificate of Occupancy cannot be revoked for this property. There has never been a CO issued for this property, you cannot revoke what you have never issued.
2. This property does not require a CO, it is owner occupied. Please see attached picture of owners ID and voter receipt from November 7<sup>th</sup> 2023 with property address and voter receipt from the precinct for 358 Arbor Street.
3. Since the property is not a CO building the inspection is mute. However, many of the items on the inspection report are inaccurate and/or not required by code. i.e. Inspection of garage, neighbors fence, guardrail to basement, outside storage of Halloween decorations, etc.

Look forward to seeing you at the hearing.

A handwritten signature in black ink, appearing to read 'R. Staeheli', with a long horizontal line extending to the right.

Ronald Staeheli



October 30, 2023

Ronald Staeheli  
4300 Blackhawk Rd  
Eagan MN 55122-2211

**Revocation of Fire Certificate of Occupancy and Order to Vacate**

RE: 358 ARBOR ST  
Ref. # 125846

Dear Property Representative:

Your building was inspected on October 30, 2023, for the renewal of the Certificate of Occupancy. 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 re-inspection will be made on January 2, 2024 at 1:00 p.m. or the property 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. **Basement - Dryer** - MMC 504.1 - Provide, repair or replace the dryer exhaust duct. Exhaust ducts for domestic clothes dryers shall be constructed of metal and shall have a smooth interior finish. The exhaust duct shall be a minimum nominal size of four inches (102 mm) in diameter and installed in accordance with the mechanical code. This work may require a permit(s). Call DSI at (651) 266-8989.
2. **Basement - Dryer** - MFGC 409.5 - Provide an approved gas shut off valve within 6 feet of the appliance in accordance with the mechanical code. This work may require a permit(s). Call DSI at (651) 266-8989.
3. **Basement - Laundry** - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner. - *Repair or remove deteriorated platform floor in laundry area. The wood floor structure in this alarm is not stable and supported properly.*

4. **Basement - Laundry** - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner. - *Repair area of ceiling near laundry area where moisture damaged and showing black mold/mildew like coating.*
5. **Basement - Near Electrical Panel** - MSFC 604.1 - Remove unapproved exposed wiring and install in accordance with the electrical code. This work may require a permit(s). Call DSI at (651) 266-8989. - *Repair flexible conduit on right side of electrical panel. Conduit is not properly connected at one end and is damaged at other end. Remove exposed and improperly installed non-metallic wiring along wall near the electrical panels.*
6. **Basement - Stairway** - SPLC 34.10 (3), 34.34(2) - Repair or replace the damaged guardrail in an approved manner. - *Replace guardrail in an approved manner. Guardrail present is a thin wood lattice and is fastened using electrical cable staples.*
7. **Basement - Stairway** - SPLC 34.10 (3), 34.34(2) - Repair or replace the damaged handrail in an approved manner. - *Properly secure loose handrail brackets.*
8. **Basement - Water Heater** - 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 may require a permit(s). Call DSI at (651) 266-8989. - *Repair vent connector on water heater sections of the vent connector are not secure and are improperly fastened with tape only and no screws.*
9. **Basement** - SPLC 34.10 (1) - Abate and maintain the basement reasonably free from dampness and free of mold and mildew.
10. **Exterior - 2nd Floor above Rear Entry** - SPLC 34.09 (4) a, 34.33 (3) a - Repair and maintain the window glass. Windows shall be fully supplied with window panes which are without open cracks or holes.
11. **Exterior - Behind Garage and Behind Rear Fence** - SPLC 34.08 (6) - Remove the accumulation of exterior storage that creates a nuisance or harbors rodents.
12. **Exterior - Chimney** - MFGC 503 - 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 may require a permit(s). Call DSI at (651) 266-8989. - *Replace missing vent cap at top of chimney vent liner.*
13. **Exterior - Deck** - 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. - *Repair deck boards where loose and decayed.*

14. **Exterior - Fence** - 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. - *Repair or remove the damaged and leaning sections of wood fence.*
15. **Exterior - Near Garage and Deck** - MSFC 604.1 - Remove unapproved exposed wiring and install in accordance with the electrical code. This work may require a permit(s). Call DSI at (651) 266-8989. - *Repair or remove improperly run exposed nonmetallic electrical wiring along the outside edge of deck and to the light near garage entry.*
16. **Exterior** - SPLC 34.09 (1)(2)(a), 34.33 (1)(b) - 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.
17. **Garage** - SPLC 34.19 - Provide access to the inspector to all areas of the building. - *Provide access to garage for inspection.*
18. **Lower Unit - CO Alarm** - MN Stat. 299F.51 - Immediately provide and maintain an approved Carbon Monoxide Alarm in a location within ten (10) feet of each sleeping area. Installation shall be in accordance with manufacturer's instructions.
19. **Lower Unit - Kitchen** - MSFC 604.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.
20. **Lower Unit - Kitchen - Rear Door** - MSFC 1010.1.9 - Remove unapproved locks from the unit doors. The door must be openable from the inside without the use of keys or special knowledge or effort. - *Remove security chain lock from top of door, locks must be installed between 34 and 48 inches maximum height.*
21. **Lower Unit - Living Room** - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner. - *Repair damaged and peeling area of ceiling near front of living room.*
22. **Lower Unit - Smoke Alarm** - MN Stat. 299F.362, MSFC 1103.8 - Immediately provide and maintain a smoke alarm located outside each sleeping area. - *Smoke alarm was missing at time of inspection and was re-installed at fire inspector request during inspection. Replace missing smoke alarm in bedroom, bracket present where previously installed.*
23. **Smoke Alarm Affidavit** - SPLC 39.02(c) - Complete and sign the smoke detector affidavit and return it to this office.

24. **Upper Unit - Bathroom** - MSFC 604.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989. - *Replace damaged outlet in bathroom. Plug connection is very loose and arcing when plugged in to.*
25. **Upper Unit - Bathroom** - MSFC 604.5 - Discontinue use of extension cords used in lieu of permanent wiring. - *Extension cord was being used to run through door into bathroom due to damaged bathroom outlet.*
26. **Upper Unit - 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 and maintain an approved private hand sink. This work may require a permit(s). Call DSI at (651) 266-8989. Bathroom sink is damaged and not securely mounted, was being propped in place by stool at time of inspection.*
27. **Upper Unit - CO Alarm** - MN Stat. 299F.51 - Immediately provide and maintain an approved Carbon Monoxide Alarm in a location within ten (10) feet of each sleeping area. Installation shall be in accordance with manufacturer's instructions.
28. **Upper Unit - Ceiling** - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner. - *Repair where damaged and peeling.*
29. **Upper Unit - Electrical** - MSFC 604.4 - Discontinue use of all multi-plug adapters. - *Provide approved power strips or plug directly into outlets. Remove 3-prong to 2-prong adapters.*
30. **Upper Unit - Entry Stairway** - MSFC 604.1- All light fixtures shall be maintained with protective globes if originally equipped.
31. **Upper Unit - Living Room** - MSFC 604.1- All light fixtures shall be maintained with protective globes if originally equipped.
32. **Upper Unit - Rear Entry Door** - SPLC 34.09(4), 34.33 (3) - Repair and maintain the door in good condition. - *Window in door has been improperly repaired and is not secure in door.*
33. **Upper Unit - Smoke Alarm** - MN Stat. 299F.362, MSFC 1103.8 - Immediately provide and maintain a smoke alarm located outside each sleeping area. - *Smoke alarm was missing at time of initial inspection and was re-installed at fire inspector request during inspection. Alarm needs to be properly mounted to a correctly installed bracket.*
34. **Upper Unit - Wall** - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. - *Wall is damaged around wall outlet in living room and outlet is taped in place to secure to wall. Repair cracks and bowing in wall plaster.*

35. **Upper Unit** - SPLC 34.19 - Provide access to the inspector to all areas of the building. - *Provide access to upper unit for re-inspection.*

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: [mitchell.imbertson@ci.stpaul.mn.us](mailto:mitchell.imbertson@ci.stpaul.mn.us) or call me at 651-266-8986 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Mitchell Imbertson  
Fire Safety Inspector

Ref. # 125846





**mn MINNESOTA** DRIVER'S LICENSE  
NOT FOR FEDERAL IDENTIFICATION

1 STAEHEL  
2 DIANE MARIE  
8 358 ARBOR ST  
SAINT PAUL, MN 55102-3525

4d DL# P036-  
3d DOB  
9 CLASS D  
12 RESTR NONE

4a ISS 12/04/2019  
4b EXP 12/07/2023  
9a END NONE

15 SEX F  
16 HGT 5'-06"  
17 WGT 140 lb  
18 EYES BRO

5 DD 00000002153711

*Diane M. Staehel*

11/07/2023, 16:14:37  
2023 General Election

BALLOT EXCHANGE SLIP  
ST. PAUL W-2 P-04  
SD: 625