



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

RECEIVED

MAY 20 2026

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8585

legislativehearings@ci.stpaul.mn.us

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 waived)

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

☒ Walk In ☐ Mail ☒ Email

Appeal taken by: mai

HEARING DATE & TIME

(provided by Legislative Hearing staff)

Tuesday, May 26, 2026

Location of Hearing:

☐ Telephone: you will be called between _____ & _____

☒ In person (Room 330 City Hall) at: 1:00pm
(required for all condemnation orders and Fire C of O revocations and orders to vacate)

Address Being Appealed:

Number & Street: 1917 Taylor Ave City: St. Paul State: MN Zip: _____

Appellant/Applicant: Todd Davison Email: panianconstruction@gmail.com

Phone Numbers: Business 612-373-1264 Residence _____ Cell 612-772-7040

Signature: Todd Davison Date: 05-20-2026

Name of Owner (if other than Appellant): Todd Davison

Mailing Address if Not Appellant's: 95 Garfield St St Paul Mn 55102

Phone Numbers: Business 612-373-1264 Residence _____ Cell 612-772-7040

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/Correctio

☐ Code Enforcement Correction Notice

☒ Vacant Building Registration

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

ATTACHMENT

WE COULD NOT REMOVE SCATTER ~~THE~~ TIMES WITH POLICE PRESENT. DID NOT FEEL SAFE AT PROPERTY. SCATTERS DID NOT COMPLY WITH THEIR TASKS ON FIRE INSPECTION. DEBRIS REMOVAL UNSATISFACTORY CONDITION INTERIOR AND EXTERIOR ~~REPAIR~~ DURING FINAL INSPECTION APRIL 29TH THE INSPECTOR MADE US AWARE OF THE APPEAL OPTION BUT NO MENTION OF THE TEN DAY TIME FRAME WE WERE EXPECTING OFFICIAL NOTIFICATION AND THE OPTIONS IN THE MAIL. THE DAY OF THE FINAL INSPECTION WHEN THE HOUSE WAS EMPTY. TASKS COMPLETED DEBRIS REMOVAL INT. & EX. BOARDED UP PROPERTY - GATHERED ~~FOR~~ CONTRACTOR ESTIMATES CITY ETC. FIRMS ON THE FIRE INSPECTION LIST WERE THE SCATTERS RESPONSIBILITY. ~~BEFORE~~ THESE ISSUES WERE IMMEDIATELY ATTENDED TO 5-8-13-14-15 16-17.



SAINT PAUL
SAFETY & INSPECTIONS

DEPARTMENT OF SAFETY & INSPECTIONS (DSI)
ANGIE WIESE, PE(MN), CBO, DIRECTOR

375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
Tel: 651-266-8989 | Fax: 651-266-9124

April 8, 2026

Todd Michael Davison
95 Garfield Street
Saint Paul, MN 55102

FIRE INSPECTION CORRECTION NOTICE – REFERRAL RESPONSE

RE: 1917 Taylor Ave
Saint Paul, MN

Dear Property Representative:

An inspection was conducted at your building on March 25, 2026, in response to a referral. You are hereby notified that the following deficiency list must be corrected immediately.

A reinspection will be made on April 29, 2026, at 10:00 am.

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. *SQUATTERS*

DEFICIENCY LIST

1. **MSFC 1103.8 Single and multi-station smoke alarms.** Single- and multiple-station smoke alarms shall be installed in existing Residential properties. - Immediately provide and maintain a smoke detector located outside each sleeping area. *Smoke alarms have been removed from brackets.*
2. **MSFC 1103.9 Carbon monoxide alarms.** Carbon monoxide alarms shall be installed in existing dwelling units and sleeping units in accordance where these units include any of the conditions identified in inspections 915.12 through 915.16. - 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. *There was no Carbon Monoxide alarms present.*

3. **SPLC 40.01: Fire Certificate of Occupancy** (a) All existing buildings in the city are required to have and maintain a fire certificate of occupancy, issued by the department of safety and inspections. The fire certificate of occupancy shall be an indication that the building meets, at the time of inspection, all relevant codes to maintain the health, safety and welfare of the building's occupants and the general public. (b) Provisional fire certificate of occupancy. When an owner-occupied dwelling changes to a rental dwelling unit, the owner of the dwelling must submit a completed application for a provisional certificate of occupancy, a completed owner's self-evaluation affidavit and pay the fee for a provisional certificate of occupancy within thirty (30) days of the change in use. *Apply for a Provisional Fire Certificate of Occupancy no later than April 29, 2026, convert to an owner-occupied property, or the property to be vacated.*
4. **SPLC 34.10(1): Basements.** Every basement and crawl space shall be maintained reasonably free from dampness and free of any mold or mildew. Every basement area accessible to tenants shall have its floor paved with concrete or other durable, dustless surfacing to permit such floor to be kept in a clean and sanitary condition. *Basement has standing water.*
5. **SPLC 34.10(5): Sanitation.** The interior shall be maintained in a clean and sanitary condition, free from any accumulation of refuse or garbage. *Refuse, garbage, and miscellaneous items throughout interior of property.*
6. **SPLC 34.10(6): Insect and rodent harborage.** Every owner of a structure shall be responsible for the control and/or elimination of insects, rodents or other pests wherever infestation exists. Evidence of insect and rodent infestation. *Provide documentation of treatment(s) provided.*
7. **SPLC 34.10(7): Interior walls, floors, ceilings, woodwork and cabinets.** All interior walls, floors, ceiling, woodwork and cabinets must be maintained in a sound condition and in a professional state of maintenance and repair. *Damaged walls, floors and ceilings with holes throughout property. Repairs or replacement shall be completed in a professional and approved manner.*
8. **SPLC 34.16 (1) Cleanliness.** Every occupant of a dwelling unit or structure or rooming unit shall keep in a clean and sanitary condition that part of the premises thereof which the occupant occupies or controls. (2) *Disposal of refuse and garbage.* Every occupant of a dwelling unit, structure or rooming unit shall dispose of all his/her refuse and garbage in a clean and sanitary manner by placing it in approved refuse and garbage containers required by this chapter.
9. **SPLC 34.14 (2) Light and ventilation on residential properties.** (a) all residential structures and dwelling shall be supplied with electrical service that is adequate to safely meet the electrical needs of the residential structure and dwelling units in accordance with the building code in effect at the time of construction or as altered/modified under an approved building/electrical permit. Any illegal wiring or electrical devices shall be removed, repaired or replaced. All electrical components shall be maintained in an approved manner and free of defects. *Multiple electrical hazards throughout property; exposed wiring, missing cover plates, open electrical junction boxes.*
10. **MSFC 604.6 Electrical, Equipment Wiring and Hazards.** Unapproved conditions. Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes. *Multiple open junction boxes, exposed wiring and outlets without approved covers throughout property.*

SQUATTERS

11. **MSFC 604.7 Electrical, Equipment Wiring and Hazards.** Electrical equipment and fixtures shall be tested and listed by an approved agency (licensed contractor) and installed and maintained in accordance with all instructions included as part of such listing. *Provide an evaluation from a licensed electrical contractor for the main electrical panel.*

12. **SPLC 34.35 Basic Facilities. Plumbing: Plumbing fixtures and systems.** In every structure, every waterline, plumbing fixture, drain, stack, waste, vent and sewer line shall be properly installed, connected and maintained in working order and must be kept free from obstruction, leaks and defects and capable of performing the function for which it was designed. All repairs and installations must be made in accordance with the provisions of the plumbing code, and a permit may be required. *Leaking pipes in basement.*

SPUTTERS
13. **SPLC 34.23: GARAGE ONLY - CONDEMNED:** (1) *Action authorized to condemn structures or units as unfit for occupancy.* Whenever an enforcement officer finds that any dwelling unit, structure or portion thereof constitutes a hazard to the health, safety or welfare of the occupants or to the public for any of the reasons enumerated in this chapter, including those violations defined herein as constituting material endangerment, but which structure does not constitute a dangerous structure, the officer may take action to condemn the unit or structure as being unfit for occupancy. *Garage is condemned due to extensive fire damage.*

14. **SPLC 34.08 Exterior. (1) Sanitation.** All exterior property areas shall be maintained in a clean, safe and sanitary condition, free from any accumulation of garbage, mixed municipal solid waste, animal feces or refuse. *Rear yard with heavy content of discarded refuse, trash and debris.*

15. **SPLC 34.08 (6) Stored materials.** It shall be unlawful to accumulate and store building material, lumber, boxes, cartons, portable storage containers, inter modal cargo containers or other containers, machinery, scrap metal, junk, raw material, or fabricated goods. *Multiple piles of debris in rear yard. Remove in an approved manner.*

16. **SPLC 34.08 (11) Outdoor swimming pools.** All outdoor swimming pools, in use or temporarily out of use, shall be maintained and secured as defined in section 34.08(12).a. Out-of-service outdoor swimming pool. Any outdoor swimming pool not in use for more than one (1) year shall be free of stagnant water, free of debris, and secured as defined in section 34.08(12). (b) Nuisance outdoor swimming pool. Any outdoor swimming pool that has stagnant water, lacks maintenance such as damaged sides, broken ladders, missing or damaged equipment, or is out of service for two (2) years, and/or is not secured as defined in section 34.08(12) is subject to abatement under chapter 45 of the St. Paul Municipal Code. *Hot tub pool in rear yard is damaged and deteriorated.*

17. **SPLC 34.08(12) Outdoor swimming pool fencing.** All yards of one- and two-family structures containing outdoor swimming pools shall be enclosed by an obscuring fence or wall not less than four (4) feet in height, maintained in a professional state of maintenance or repair, and shall be constructed such that no openings, holes or gaps in the fence or wall exceed four (4) inches in any dimension except for openings protected by a door or gate. All yards of residential structures of three (3) or more units and commercial structures containing outdoor swimming pools shall be enclosed by an obscuring fence not less than five (5) feet in height, maintained in a professional state of maintenance or repair, and shall be constructed such that no openings, holes or gaps in

the fence or wall exceed four (4) inches in any dimension except for openings protected by a door or gate. Sidewalls greater than four (4) or five (5) feet in height on an above ground outdoor swimming pool are not a substitute for the appropriate fence or wall. The gates shall be of a self-closing and self-latching type, with the latch on the inside of the gate, not readily available for children to open. Gates shall be capable of being securely locked when the outdoor swimming pool is not in use. *Immediately provide fencing around the hot tub or remove in an approved manner.*

18. **MSFC 307.4.2 Recreational fires.** Recreational fires shall not be conducted within 25 feet (7250 mm) of a structure or combustible material. Conditions that could cause a fire to spread within 25 feet (7620 mm) of a structure shall be eliminated prior to ignition. *Unapproved fire pit, within 25 feet of structures, and approved burning of waste and refuse.*

19. **MSBC -Section 1300.0120 - Permits Required.** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Work being done requires a permit.

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 City Clerk's Office, Room 310 - City Hall 651-266-8585, 15 Kellogg Boulevard West, and must be filed within 10 days of the date of the original orders.

If you have any questions, email me at der.vue@ci.stpaul.mn 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,

Der Vue
Fire Safety Inspector Supervisor