

STATE OF MINNESOTA  
COUNTY OF ANOKA

CITY OF RAMSEY  
*Code Enforcement Unit*



November 18, 2011

Sandra Dickson  
14760 Bowers Dr NW  
Ramsey, MN 55303

**- NOTICE OF BUILDING CODE VIOLATIONS -**

RE: 14760 Bowers Dr NW, Ramsey, MN 55303  
Anoka County PIN: 30-32-25-11-0010 (the "Property")

Dear Property Owner:

The City of Ramsey has adopted certain ordinances that are designed to help keep the community safe, healthy and attractive. In furtherance of this objective, **City Code Chapter 105, Article V** adopts by reference the International Property Maintenance Code (the "Maintenance Code").

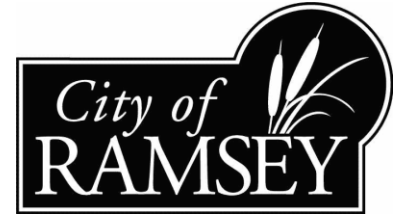
**A. STRUCTURE VIOLATIONS.**

An inspection of the Property by City Staff indicates that the Property is in violation of Section 304 of the Maintenance Code which Section provides as follows:

**Maintenance Code Section 304:**

Section 304.2 Protective Treatment. All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decaying resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking, and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

Section 304.6 Exterior Walls. All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.



Section 304.7 Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

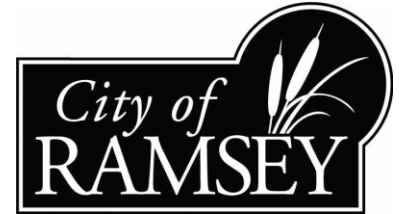
Section 304.13 Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

The violations of said Section 304 appear to be as follows:

1. Work has commenced on the exterior of the dwelling on the Property without proper permits. The City requires permits for window replacements, siding and roofing. The windows must be installed per manufactures installation requirements and it was unclear that these windows followed the window installation guidelines. ***Please apply for the appropriate Building Permit and complete the necessary corrections.***
2. The roofing is in obvious disrepair in the front entry area of the building on the Property. Any damaged roof decking must be replaced and the entire roof must be removed and replaced. ***Please apply for the appropriate Building Permit and complete the necessary corrections.***
3. Water may have been allowed to enter the structure on the Property and caused rotting and mold making the structure unsafe to occupy. Some of the siding was removed due to deterioration, insulation was damaged and/or destroyed and needs to be replaced and new sheathing installed. ***Please apply for the appropriate Building Permit and complete the necessary corrections.***
4. The siding on the structure located on the Property in many areas has peeling paint and needs to be scraped and painted. ***Please apply for the appropriate Building Permit and complete the necessary corrections.***
5. From the outside the condition of the interior of the structure on the Property may be unfit for human occupancy. The roof has unprotected openings, windows are sealed off in many areas preventing air circulation. Walls have been left unprotected in areas that permit water and vermin to enter the structure. ***Please apply for the appropriate Building Permit and complete the necessary corrections.***

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6. During a site visit on November 17, 2011, it was brought to my attention the plumbing system was non-operational. I was told by a resident of the Property that the kitchen sink drained into a pail under the sink because the waste line was broken. It was also brought to my attention the clothes washer could not be used because the plumbing on that side of the house was in dis-repair. Maintenance Code Section 504.1 requires all plumbing to be maintained in working order, and be kept free from obstructions, leaks, and defects and be capable of performing the function for which such plumbing fixtures are designed. Maintenance Code Section 504.3 states where it is found that a plumbing system constitutes a hazard the Code Official shall require that the defects be corrected. ***Please apply for the appropriate Building Permit and complete the necessary corrections.***

You have **thirty (30)** days from the date of service of this NOTICE to make the necessary corrections and/or work as directed above in paragraphs 1. through 6, OR

You may request a hearing before a Hearing Examiner regarding these violations. Your request must be filed in writing addressed to the Chief of Police within fourteen (14) days from the date of service of this NOTICE and your request MUST identify with specificity the basis for your objection to the interpretation of the Code and the Notice of Violation for requesting the hearing. A \$250 filing fee must also accompany your hearing request. The Police Chief's name and address is as follows:

James Way, Chief of Police  
Ramsey Police Department  
7550 Sunwood Drive NW  
Ramsey, MN 55303

**B. PRIVATE SEPTIC SYSTEM VIOLATIONS**

**City Code Section 113-23**

City Code Section 113-23(d)(2)(b) requires an imminent health threat to public or safety be upgraded, replaced, or repaired within 45 days.

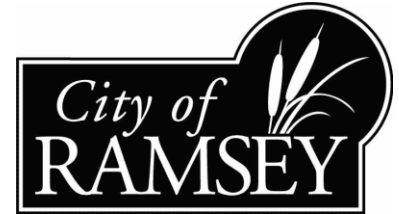
City Code Section 113-23-(d)(2)(d) requires that the owner submit to the Building Division an acceptable replacement plan within 20 days after notification by the Building Division.

The violations of City Code Section 113-23 appear to be as follows:

1. During a site visit on November 17, 2011, I noticed an area where the septic tank was

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located was covered with a 4 ft. by 8 ft. sheet of plywood. I was informed by the owner that three (3) years ago the top of the tank was damaged so the owner dug down four (4) feet, removed a portion of the tank lid, and re-poured a concrete patch. However, the tank was left opened, so the owner placed a sheet of plywood was laid over it and has remained in this condition ever since. An area of frozen seepage was also observed in an area approximately ten (10) feet downhill from the septic tank. It appears that the tank is in disrepair. Minnesota Rules pt. 7080.0020 Subp. 19.a identifies this condition as an imminent health threat to public safety. ***Please apply for the appropriate Building Permit and complete the necessary corrections.***

You have **twenty (20) days** from the date of service of this NOTICE to submit a replacement plan to the Building Division and **forty-five (45) days** from the date of service of this NOTICE to make the necessary corrections and/or work as directed above in paragraph 1, OR

You may request a hearing before a Hearing Examiner regarding these violations. Your request must be filed in writing addressed to the Chief of Police within fourteen (14) days from the date of service of this NOTICE and your request MUST identify with specificity the basis for your objection to the interpretation of the Code and the Notice of Violation for requesting the hearing. A \$250 filing fee must also accompany your hearing request. The Police Chief's name and address is as follows:

James Way, Chief of Police  
Ramsey Police Department  
7550 Sunwood Drive NW  
Ramsey, MN 55303

If you have any questions concerning these violations, please contact me at (763) 433-9849.

Sincerely,

CITY OF RAMSEY

Mick Kaehler  
Building Official