



CITY OF SAINT PAUL

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

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May 23, 2022

NOTICE OF CONDEMNATION AS UNFIT FOR HUMAN HABITATION & ORDER TO VACATE

David E Jacobowitch
839 Edmund Ave
St Paul MN 55104-2731

Dear Sir or Madam:

The Department of Safety and Inspections, Division of Code Enforcement, has determined that the dwelling and premises at **839 EDMUND AVE** is "Unfit for Human Habitation". In accordance with Saint Paul Legislative Code, Chapter 34, Section 23, the premises will be placarded on **Monday, May 23rd 2022 (5/23/22)** and ordered vacated no later than **Tuesday, May 24th 2022 (5/24/22)**.

Your attention is called to the following provisions of Section 34.23, Subsection 6 entitled, *Vacation of Structure or Unit*:

“Any dwelling unit, structure or portion thereof which has been condemned or placarded as unfit for occupancy shall be vacated within the time set forth in the placard and/or order. No person shall occupy or let for occupancy any structure which is condemned.”

THIS DWELLING SHALL NOT AGAIN BE USED FOR HUMAN HABITATION UNTIL WRITTEN APPROVAL IS SECURED FROM THE CITY OF SAINT PAUL; DEPARTMENT OF SAFETY AND INSPECTIONS, DIVISION OF CODE ENFORCEMENT.

Principle Violations: These deficiencies must be corrected before this condemnation and vacate order will be removed.

1. SPLC 34.11 **GAS:** Lack of Natural Gas Service. Immediately restore natural gas service. Failure to provide natural gas service will result in these premises being declared Unfit for Human Habitation and ordered vacated for lack of this basic facility.
PLEASE MAKE NECESSARY REPAIRS TO THE GAS LINE AND RESTORE GAS SERVICE TO THE HOUSE IMMEDIATELY. PERMIT REQUIRED. THANKS

Other Violations: These deficiencies must be corrected in order to bring this property into compliance with the Saint Paul Legislative Code. Will inspect item # 4 on 5/31/22 and items #5-16 on 7/25/22

2. SPLC 34.14 **BASEMENT: ILLEGAL DWELLING.** Remove the illegal dwelling unit from the basement.
SLEEPING AREA IN THE BASEMENT WITH NO EGRESS WINDOWS. REMOVE MATTRESSES AND DISCONTINUE USE AS A SLEEPING AREA. THANKS.
3. SPLC 34.13 **EMERGENCY ESCAPE AND RESCUE OPENING:** At least one window or door opening in every room used for sleeping purposes shall be openable from the inside and maintained in a professional state of maintenance and repair. Provide and maintain an approved opening from each sleeping room or area, or discontinue use of area as a sleeping room. This work may require permit(s). Call DSI at (651) 266-8989
EGRESS WINDOWS BLOCKED IN SECOND FLOOR BEDROOMS. PLEASE REMOVE MATERIALS BLOCKING THE EGRESS WINDOWS. THANKS.
4. SPLC 34.19 **ACCESS:** Provide access to the inspector to all areas of the building.
ALLOW ACCESS TO ALL AREAS OF THE HOUSE INCLUDING ALL BASEMENT AREAS. THANKS. WILL INSPECT ON 5/31/22
5. SPLC 45.03 **INTERIOR SANITATION:** The interior shall be maintained in a clean and sanitary condition, free from any accumulation of refuse or garbage.
UNSANITARY CONDITIONS THROUGHOUT THE HOUSE. PLEASE REMOVE ACCUMULATED REFUSE THROUGHOUT THE ENTIRE HOUSE. THANKS. CALL RAMSEY COUNTY HOUSE CALLS TO SEE IF ASSISTANCE IS AVAILABLE 651-266-1290
6. SPLC 34.15 **CARBON MONOXIDE ALARM:** 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.
PLEASE SUPPLY CARBON MONOXIDE DETECTORS NEAR SLEEPING AREAS. THANKS.

7. SPLC 45.03 **COMBUSTIBLE MATERIALS:** Immediately remove and discontinue excessive accumulation of combustible materials.
PLEASE REMOVE COMBUSTIBLE MATERIALS THROUGHOUT THE ENTIRE HOUSE. THANKS.
8. SPLC 34.10 **EXTERMINATION:** Exterminate and control insects, rodents or other pests throughout the entire building. Provide documentation of extermination report from a licensed professional Pest Control Operator, and follow their recommendations to eradicate the pests. **CONVERSATION IMPLIED THERE IS A FLEA INFESTATION IN THE HOUSE. IF THERE IS A FLEA INFESTATION PRESENT, PLEASE SEEK PEST CONTROL FOR REMOVAL. THANKS.**
9. SPLC 34.10 **CEILINGS:** All ceilings must be maintained in a sound condition and in a professional state of maintenance and repair.
AREAS WITH DAMAGED CEILINGS IN THE KITCHEN AND THROUGHOUT THE HOUSE. REPAIR IN A PROFESSIONAL MANNER. THANKS.
10. SPLC 34.09 **DOOR(S):** All doors and its hardware shall be in sound condition and fit within its frame. Doors shall be maintained in a professional state of maintenance and repair. Repair or replace the damaged door, hardware, or frame
FRONT AND BACK DOORS IN DISREPAIR AND MISSING LOCKS. REPAIR OR REPLACE DAMAGED DOORS IN A PROFESSIONAL MANNER. THANKS.
11. SPLC 34.09 **LOCKS/DEADBOLT:** Lacking deadbolt door locks. Provide one-inch throw deadbolt locks for all entry doors to dwelling unit(s).
ENTRY DOORS MISSING DEADBOLT LOCKS. PLEASE PROVIDE PROPER DEADBOLT LOCKS. THANKS.
12. SPLC 45.03 **ELECTRIC COVER PLATES:** Provide electrical cover plates to all outlets, switches and junction boxes where missing. **REPAIR AND REPLACE MISSING FIXTURES AND OUTLETS THROUGHOUT THE HOUSE. PERMITS MY BE REQUIRED. THANKS.**
13. SPLC 45.03 **EXPOSED WIRES:** Remove unapproved exposed wiring and repair or replace damaged electrical fixtures. Install in accordance with the electrical code. This work may require a permit(s). Call DSI at (651) 266-9090.
REPAIR AND REPLACE AREAS WITH EXPOSED WIRING. PERMITS REQUIRED. THANKS.
14. SPLC 45.03 **EXTENSION CORDS:** Immediately, discontinue use of frayed, deteriorated, damaged or spliced electrical cords adequate to meet the building's needs. This work may require a permit(s), call DSI at (651) 266-9090.
15. SPLC 34.10 **INTERIOR STAIRS:** Every flight of stairs shall be maintained in a professional state of maintenance and repair. Every required handrail and guard

shall be firmly fastened and capable of supporting imposed loads and shall be maintained in a professional state of maintenance and repair.

PLEASE PROVIDE HANDRAIL AT THE BASEMENT STAIRS.

THANKS.

16. **SPLC 34.10 WALLS:** All walls must be maintained in a sound condition and in a professional state of maintenance and repair. **PLEASE REPAIR AREAS WITH DAMAGED WALLS IN THE KITCHEN AND THROUGHOUT THE HOUSE IN A PROFESSIONAL MANNER. THANKS**

Authorization to reoccupy this/these dwelling unit(s) will not be given until it is demonstrated that all principal violations have been corrected and that no new conditions exist which could constitute material endangerment or which threaten the peace, health, safety or welfare of the occupants of this building.

All repairs and new installations must be made in accordance with the appropriate codes. Permit information may be obtained from the Building Inspection and Design Section, 375 Jackson Street, Suite 220, (651) 266-8989.

You may file an appeal to this notice by contacting the City Clerk's Office at (651) 266-8585. Any appeal must be made in writing within 10 days of the date of this notice.

It is the responsibility of the property owner to keep all buildings secured and to properly maintain the premises at all times.

If you have any questions concerning this matter, please contact the Inspector, Daniel Hesse, at 651-252-8293. To arrange an appointment or request an extension of time to complete repairs, you will need to speak directly to the inspector.

Sincerely,

Daniel Hesse
Enforcement Officer

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cc: Posted to ENS