



CITY OF SAINT PAUL

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

Telephone: 651-266-8989
Facsimile: 651-266-9124
Web: www.stpaul.gov/dsi

364.0

May 05, 2021

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

Kyle D Tesch
988 Wilson Ave
St Paul MN 55106-5628

Dear Sir or Madam:

The Department of Safety and Inspections, Division of Code Enforcement, has determined that the dwelling and premises at **988 WILSON AVE** is "Unfit for Human Habitation". In accordance with Saint Paul Legislative Code, Chapter 34, Section 23, the premises will be placarded on **5-5-21** and ordered vacated no later than **5-5-21**.

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 34.23 **CONDEMNATION:** This occupancy is condemned as unsafe or dangerous and a fire hazard. It constitutes a condition of material endangerment to occupants and emergency personnel. The interior of home severely dilapidated. Inspector found the walls and the ceiling of the house completely torn apart in several rooms. There are also several light fixtures hanging by the wires, open junction boxes and exposed wiring. The house floors are covered with broken glass, trash and debris.
2. SPLC 45.03 **COMBUSTIBLE MATERIALS:** Immediately remove and discontinue excessive accumulation of combustible materials.
3. 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.
4. SPLC 33.03 (c) **DRYER VENTING:** 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.
5. SPLC 34.14 (2) **ELECTRICAL PANEL CLEARANCE:** Provide and maintain a minimum of 36 inches clearance in front of all electrical panels.
6. 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.
7. 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.
8. SPLC 34.09 **EXTERIOR DOOR:** Repair and maintain the door in good condition including the door latch and frame.

9. SPLC 34.11 **HEATING FACILITIES:** Every residential building or residential portion of a building shall have heating facilities that are properly installed, safely maintained and in good working condition, and capable of safely and adequately heating all habitable rooms, bathrooms and toilet rooms located therein to a temperature of at least sixty-eight (68) degrees Fahrenheit. Installation, repair or alteration of heating facilities, space heaters and water heating facilities shall be in accordance with the Legislative Code, Chapter 33, and the state mechanical code. The enforcement officer may require the owner of residential property to provide current proof of service of any heating or space heating facility by a licensed contractor, which must include a carbon monoxide reading. Every space heating, cooking and water heating device located in a structure shall be properly installed, connected, maintained and capable of performing the function for which it was designed in accordance with the provisions of the plumbing and mechanical codes.
10. SPLC 45.03 **INTERIOR SANITATION:** The interior shall be maintained in a clean and sanitary condition, free from any accumulation of refuse or garbage.
11. SPLC 34.09 **GUARDRAIL:** Provide an approved guardrail. Intermediate balustrade must not be more than 4 inches apart. Intermediate rails must be provided if the height of the platform is more than 30 inches.
12. SPLC 34.08 **EXTERIOR SANITATION:** All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces. Remove the accumulation of exterior storage that creates a nuisance or harbors rodents.
13. SPLC 34.09 **EXTERIOR WALLS:** The exterior walls and/or trim of the house and/or garage has defective or peeling paint, or unpainted wood surfaces. Maintain in a professional state of maintenance and repair.
14. SPLC 33.03 **PLUMBING:** Repair or replace and maintain all parts of the plumbing system to an operational condition. Permits may be required.
15. SPLC 34.12 **SUPPLIED EQUIPMENT:** Repair and maintain all required and supplied equipment in an operative and safe condition to properly and safely perform their intended function in accordance with the provisions of the applicable code.

Other Violations: These deficiencies must be corrected in order to bring this property into compliance with the Saint Paul Legislative Code.

16.SPLC 34.09 **EXTERIOR WALLS:** The exterior walls and/or trim of the house and/or garage has defective or peeling paint, or unpainted wood surfaces. Maintain in a professional state of maintenance and repair.

17.SPLC 34.08 **ACCESSORY STRUCTURES/FENCES:** All accessory structures including, but not limited to, detached garages, sheds and fences shall be kept in a professional state of maintenance and repair and maintained structurally sound. All exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by paint which is not lead-based paint or by other protective covering or treatment. Service doors to accessory structures shall be provided with securing locks.

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, Paula Seeley, at 651-266-1916. To arrange an appointment or request an extension of time to complete repairs, you will need to speak directly to the inspector.

Sincerely,

Paula Seeley
Enforcement Officer

ps

cc: Posted to ENS