



CITY OF SAINT PAUL

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St Paul, Minnesota 55101-1806

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Web: www.stpaul.gov/dsi

- Yog hais tias koj tsis to taub tsab ntawv no, hu rau tus txhais lus ntawm (651) 266-8989. Nws yuav pab dawb xwb.
- Si necessita un traductor, por favor llamanos al (651)266-8989. No costo.

July 19, 2021

Jane L Gmur
1318 Eleanor Ave
St Paul MN 55116-1708

CORRECTION NOTICE

Date: **July 19, 2021**
RE: **1318 ELEANOR AVE**
File #: **17-013135**

Dear Sir/Madam:

The City of Saint Paul, Department of Safety and Inspections has inspected the above referenced property on **July 19, 2021** and has determined that the following deficiencies exist in violation of the Saint Paul Legislative Code¹ (see footnote 1, below).

1. **SPLC.34.08 ANIMAL FECES:** Immediately remove and properly dispose of all animal feces from the basement. Animal feces should be removed daily so as not to constitute a nuisance. Always maintain the property in a clean condition.

PLEASE REMOVE ALL ANIMAL FECES FROM THE BASEMENT. THANK YOU.

2. **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 INSTALL A CARBON MONOXIDE DETECTOR WITHIN TEN FEET OF THE SLEEPING AREA. THANK YOU.

3. **SPLC 34.10 CEILINGS:** All ceilings must be maintained in a sound condition and in a professional state of maintenance and repair.

PLEASE REPAIR AND RE-FINISH ALL FLAKING AND PEELING CEILINGS AS NEEDED THROUGHOUT THE HOUSE. THANK YOU.

4. **SPLC 45.03 COMBUSTIBLE MATERIALS:** Immediately remove and discontinue excessive accumulation of combustible materials.

PLEASE REMOVE THE ACCUMULATION OF COMBUSTIBLE MATERIALS FROM THE BASEMENT. THANK YOU.

5. 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 requires a permit.** Call DSI at (651) 266-8989.

PLEASE REPLACE THE IMPROPER DRYER VENT WITH APPROVED MATERIALS. **PERMIT IS REQUIRED.** THANK YOU.

6. SPLC 34.09 **EAVES:** The eaves and soffits are in a state of disrepair or deterioration. Repair all defects, holes, breaks, loose or rotting boards, to a professional state of maintenance. Permit may be required.

PLEASE REPAIR OR REPLACE THE EAVES AND SOFFITS ON THE GARAGE AS NEEDED. THANK YOU.

7. SPLC 34.09 **EXTERIOR DOOR:** Repair and maintain the door in good condition including the door latch and frame.

PLEASE REPLACE THE BROKEN FRONT PORCH DOOR, AND REPAIR OR REPLACE THE DAMAGED REAR STORM DOOR AND FRAME. THANK YOU.

8. 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.

PLEASE PROPERLY PREPARE AND PAINT ALL UNPROTECTED AND PEELING EXTERIOR TRIM AND SIDING ON THE HOUSE AND GARAGE. THANK YOU.

9. SPLC 45.03 **GAS SHUT OFF VALVE:** Provide an approved gas shut off valve within 6 feet of the appliance in accordance with the mechanical code. **This work requires a permit.** Call DSI at (651) 266-8989.

PLEASE REPLACE THE IMPROPER GAS VALVE ON THE DRYER. **PERMIT IS REQUIRED.** THANK YOU.

10. SPLC 34.08 **GRADING:** Provide and maintain the property grade to slope away from structures to minimize the accumulation of water on such premise. This work may require a permit(s). Call DSI at (651) 266-9090.

THERE IS A LOW AREA ON THE WEST SIDE OF THE FRONT PORCH THAT ALLOWS FOR POOLING WATER AGAINST THE FOUNDATION. PLEASE FILL THE AREA TO PREVENT POOLING WATER AND TO DRAIN WATER AWAY FROM THE FOUNDATION. THANK YOU.

11. SPLC 45.03 **INTERIOR SANITATION:** The interior shall be maintained in a clean and sanitary condition, free from any accumulation of refuse or garbage.

PLEASE CLEAN AND SANITIZE THE ENTIRE BASEMENT FLOOR TO REMOVE THE RESIDUE FROM THE ANIMAL FECES, AS WELL AS REMOVING ALL TRASH AND CAT FOOD CANS FROM THE BASEMENT STAIRS AND FLOOR. THANK YOU.

12. SPLC 45.03 **MECHANICAL CLEARANCE:** Provide 30 inches clearance around all mechanical equipment including the furnace and water heater.

PLEASE REMOVE ALL COMBUSTIBLE STORAGE FROM AROUND THE FURNACE AND WATER HEATER. THANK YOU.

13. SPLC 33.03 **PLUMBING:** Repair or replace and maintain all parts of the plumbing system to an operational condition. Permits may be required.

PLEASE REPAIR OR REPLACE THE LEAKING KITCHEN FAUCET, ALSO INSTALL THE HANDLES ON THE LAUNDRY SUPPLY VALVES. THANK YOU.

14. SPLC 34.09 **SIDING:** The exterior walls of the house and/or garage are defective. Repair all holes, breaks, loose or rotting siding, to a professional state of maintenance.

PLEASE REPAIR OR REPLACE ALL ROTTED OR MISSING WOOD TRIM, ALL MISSING ALUMINUM TRIM AND ANY DEFECTIVE EXTERIOR WALL COVERING AS NEEDED. THANK YOU.

15. SPLC 34.15 **SMOKE DETECTOR:** The occupant of a dwelling unit must inform the owner of the dwelling unit of a nonfunctioning smoke detector within 24 hours of discovering that the smoke detector in the dwelling unit is not functioning. Smoke detector may not be tampered with or disabled at any time. Immediately provide and maintain a smoke detector located outside each sleeping area.

PLEASE INSTALL AN OPERABLE SMOKE ALARM IN THE HALLWAY BY THE BEDROOMS ON THE MAIN FLOOR AND ONE IN THE BASEMENT. THANK YOU.

16. SPLC 34.09 **STAIRWAY/SIDEWALK:** All sidewalks, walkways and exterior stairs shall be maintained in a professional state of maintenance and repair, free of defects and hazards. Repair or replace the unsafe stairway, walkway, and/or sidewalks in an approved manner.

PLEASE REPLACE THE CRUMBLING AND SINKING EXTERIOR CONCRETE STAIRWAY TO THE REAR DOOR. THANK YOU.

17. SPLC 34.12 **SUPPLIED EQUIPMENT:** Repair and maintain all required and supplied equipment in an operative and safe condition to perform their intended function properly and safely in accordance with the provisions of the applicable code.

PLEASE REMOVE AND PROPERLY TERMINATE THE INCINERATOR IN THE BASEMENT. **PERMIT IS REQUIRED.** THANK YOU.

18. SPLC 34.09 **WINDOWS:** Repair and maintain the window in good condition including the glass, sash, frame, and screens. Windows shall be without cracks or holes, sashes shall be in sound conditions, the window shall be easily opened and maintain the open position. All screens shall be maintained in a professional state of maintenance and repair.

PLEASE REPLACE THE BROKEN WINDOW GLASS ON THE WEST SIDE OF THE FRONT PORCH. THANK YOU.

You are hereby notified to correct these deficiencies in accordance with the appropriate codes. The Enforcement Officer will re-inspect these premises on or after **October 19, 2021**, by which date the violations noted must be corrected. **Failure to correct these deficiencies may result in the issuance of criminal charges²** and/or a civil lawsuit, and possible abatement/assessment by the City. All repairs and new installations must be made in accordance with the appropriate codes. Permits may be obtained by calling 651-266-8989.

You may file an appeal to this notice by contacting the City Clerk at 651-266-8585. Any appeal must be made in writing within 10 days of this notice. (You must submit a copy of this Notice when you appeal and pay a filing fee.)

If you have any questions or request additional information, please contact me. To arrange an appointment or request an extension of time to complete repairs, you will need to speak directly to me at 651-266-9141.

Sincerely,
Richard Kedrowski
Badge # 320
CODE ENFORCEMENT OFFICER

Footnotes:

- ¹ To see the Legislative Code go to www.stpaul.gov on the internet, click on "Departments", then click on "Department of Safety and Inspections", scroll down the page for the "Codes". Most Correction Notices derive from Chapter 34.
- ² Criminal charges can be brought on the day the violation is observed, but generally we allow time to correct unless this is a repeat violation.

WARNING: Code inspection and enforcement trips cost the taxpayers money. If the violations are not corrected within the time period required in this notice, the city's costs in conducting a reinspection for compliance after the due date will be collected from the owner rather than being paid for by the taxpayers of the City. If additional new violations are discovered within the next following 12 months, the city's costs in conducting additional inspections at this same location within said 12 months will be collected from the owner rather than being paid for by the taxpayers of the City. Any such future costs will be collected via assessment against the real property and are in addition to any other fines or assessments which may be levied against you and your property.