



CITY OF SAINT PAUL

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

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345.0

September 10, 2019

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

Timothy Rundall  
1739 York Ave  
St Paul MN 55106-3640

Dear Sir or Madam:

The Department of Safety and Inspections, Division of Code Enforcement, has determined that the dwelling and premises at **1739 YORK AVE** is "Unfit for Human Habitation". In accordance with Saint Paul Legislative Code, Chapter 34, Section 23, the premises will be placarded on **September 10, 2019** and ordered vacated no later than **September 16, 2019**.

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. Unsanitary conditions. The interior of the house constitutes material endangerment. Whenever the dwelling unit, structure or any portion thereof, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, unclean fixtures, accumulation of garbage, refuse or combustibles, or otherwise, is determined by the enforcement officer to be unsanitary, unfit for occupancy or in such an unsound condition that it is likely to cause or harbor sickness or disease.
  - a. SPLC 34.08 ANIMAL FECES: Immediately remove and properly dispose of all animal feces from the yard or lot. Animal feces should be removed on a daily basis so as not to constitute a nuisance. Maintain the property in a clean condition at all times.
  - b. SPLC 45.03 INTERIOR SANITATION: The interior shall be maintained in a clean and sanitary condition, free from any accumulation of refuse or garbage. REMOVE OPEN TRASH BAGS, ANIMAL FECES, DIRTY DIAPERS/HUMAN FECES, GARBAGE, RUBBISH, REFUSE, DEBRIS AND EXCESSIVE STORAGE THROUGHOUT THE HOUSE.
  - c. SPLC 34.10 MOLD/MILDEW: Abate and maintain the BASEMENT reasonably free from dampness and free of any mold or mildew.
2. SPLC 34.13 MORE THAN FOUR UNRELATED OCCUPANTS: The use of this building for more than four unrelated adults would require approval and a Certificate of Occupancy. Use of this property does not conform to zoning ordinance. Immediately discontinue unapproved use and convert to legal use. Discontinue use as a rooming and boarding occupancy without approval and the required Certificate of Occupancy.
3. Insect, rodent or other pests. The interior of the house constitutes material endangerment. Whenever the dwelling unit, structure or any portion thereof, has a substantial or severe insect, rodent or other pest infestation, rodent burrows, open sewage systems or lacks approved rodent proofing of the structure. EXTERMINATE FRUIT FLY INFESTATION.
4. Fire hazard. The interior of the house constitutes material endangerment. Whenever the dwelling unit, structure, or any portion thereof, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits or access to exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections or heating apparatus, or other cause, is determined by the enforcement officer to be a fire hazard
  - a. 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. INSTALL A FUNCTIONING CARBON MONOXIDE ALARM ON THE TOP FLOOR.

- b. SPLC 45.03 COMBUSTIBLE MATERIALS: IMMEDIATELY REMOVE AND DISCONTINUE EXCESSIVE ACCUMULATION OF COMBUSTIBLE MATERIALS.
- c. Hazards. Any thing or condition on the property which, in the opinion of the enforcement officer, may contribute to injury of any person present on the property. Hazards, which shall include, but not be limited to, open holes, open foundations, open wells, dangerous trees or limbs, abandoned refrigerators or trapping devices. REMOVE EXCESSIVE STORAGE, CLUTTER, ITEMS, AND STORAGE IN THE HALLWAYS, WALKWAYS, STAIRWAYS, THROUGHOUT THE HOUSE TO PROVIDE AND MAINTAIN A PATHWAY WITH A MINIMUM OF 36 INCHES OF CLEARANCE.
- d. SPLC 45.03 ELECTRIC COVER PLATES: Provide electrical cover plates to all outlets, switches and junction boxes where missing.
- e. SPLC 34.14 (2) ELECTRICAL PANEL CLEARANCE: Provide and maintain a minimum of 36 inches clearance in front of all electrical panels.
- f. SPLC 34.11 ELECTRICITY: Immediately repair electrical service. Every common hall and inside stairway in every structure shall be adequately lighted at all times in accordance with the building code in effect at the time of construction or as altered/modified under an approved building permit. Use of candles, fuel operated lighting or extension cord wiring and temporary lighting is not permitted. Have the hard wired smoke detector repaired or replaced by a licensed electrician under permit. Remove all temporary lighting and extension cords from the interior and exterior of home. REPAIR ELECTRICAL SERVICE OR INSTALL LIGHT BULBS TO ADEQUATELY LIGHT THE INTERIOR.
- g. 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. REMOVE ALL ITEMS IN FRONT OF AT LEAST ONE WINDOW IN EVERY BEDROOM.
- h. 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.
- i. 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. REDUCE OR DISCONTINUE USAGE OF EXCESSIVE CORDS.
- j. SPLC 45.03 MECHANICAL CLEARANCE: Provide 30 inches clearance around all mechanical equipment including the furnace and water heater.

- k. 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. **INSTALL A FUNCTIONING SMOKE DETECTOR ON THE TOP FLOOR.**
  
- l. SPLC 34.13 SLEEPING ROOMS: Sleeping room does not meet light, ventilation or escape requirements. Stop this use of this room or repair to meet sleeping room requirements. **REMOVE BED, MAKE SHIFT BED, BEDDING MATERIAL, PILLOWS, BLANKETS, CLOTHING, DRESSERS, CABINETS, ETC AND ALL ITEMS WHICH INDICATE THAT A PERSON IS SLEEPING/LIVING IN THE BASEMENT.**
  
- m. SPLC 34.08 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. **REMOVE EXCESSIVE STORAGE, CLUTTER, ITEMS, AND STORAGE IN THE HALLWAYS, WALKWAYS, STAIRWAYS, THROUGHOUT THE HOUSE.**

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

- 5. 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. **REPAIR OR REPLACE THE GARAGE OVERHEAD DOORS.**
  
- 6. SPLC 71.02 ADDRESS NUMBERS: The address posted is not visible from street and/or alley. Or Provide address numbers on building and/or garage a minimum of 4 inches in height, reflective or illuminated by night. **INSTALL ADDRESS NUMBERS ON THE GARAGE.**
  
- 7. 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.
  
- 8. 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.
  
- 9. SPLC 34.10 FLOORS: All floors must be maintained in a sound condition and in a professional state of maintenance and repair.

10. SPLC 33.07 FENCES: No person shall construct, or cause to be constructed, any fence in the city without first obtaining and completing a fence plan review from the building official. A fence inspection is not required for all fence installation, but fences may be subject to inspections. Please contact DSI at 651-266-8989 to obtain a plan review. Failure to obtain a plan review may result in Excessive Consumption Fees. FENCE IS BROKEN, DEFECTIVE, OR IN DISREPAIR. REPAIR IN A PROFESSIONAL MANNER, REPLACE WITH A NEW FENCE OR COMPLETELY REMOVE ALL DEFECTIVE FENCING.
11. SPLC 45.03 (16) OVERGROWN VEGETATION: Cut and remove any overgrown vegetation (including trees) impeding public right of way, sidewalk, boulevard, and alley areas. Public sidewalks must be cleared edge-to-edge and up to seven (7) feet in height. Alleys and streets must be cleared from edge-to-edge and up to fourteen (14) feet in height. Cut and remove overgrown, uncontrolled vegetation, shrubs, trees, vines that are conducive to rodent harborage throughout the yard. (see Boulevard Planting/Tall Grass)
12. SPLC 45.03 (17) Rank plant growth. Overgrown, uncontrolled vegetation, shrubs, trees, vines that are conducive to the accumulation of refuse, debris or the harborage of vermin.
13. SPLC 45.03 (7) TALL GRASS AND WEEDS: Immediately cut tall grass and weeds which have grown to a height of eight (8) or more inches or have gone to seed. The Saint Paul Legislative code requires that grass be cut and maintained at a height of under eight (8) inches.
14. SPLC 34.10 WALLS: All walls must be maintained in a sound condition and in a professional state of maintenance and repair.
15. 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. 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, Stephan Suon, at 651-331-8273. To arrange an appointment or request an extension of time to complete repairs, you will need to speak directly to the inspector.**

Sincerely,

**Stephan Suon**  
Enforcement Officer

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cc: Posted to ENS