



March 11, 2024

Roger and Lana Cheatham
1893 ST ANTHONY AVE
ST PAUL MN 55104

RE: VACANT BUILDING DEFICIENCIES
1769 ST ANTHONY AVE
Ref. # 11262

Dear Property Representative:

An inspection was made on March 11, 2024 of your vacant building at the above-captioned address. You are hereby notified that the following list must be corrected immediately. A re-inspection will be made in accordance with determination of a legislative appeal.

Failure to comply may result in additional reinspection fees and a criminal citation.

DEFICIENCY LIST

1. All Units--SPLC 40.06 - Uncertified portions of the building must not be occupied until inspected and approved by this office. - *All dwelling units may not be reoccupied until inspected and approved by St Paul DSI.*
2. Basement-Dryer-MMC 504.1 - 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. - *Dryer vent connections are made with screws and no tape.*
3. Basement-Electrical Panels-NEC 110.26 - Provide and maintain a minimum of 36 inches clearance in front of all electrical panels.
4. Basement-Front Stairway-MSFC 1010.1.9 - Exit Door Hardware - *Repair damaged door handle, missing the knob on basement side.*

5. Basement-Near Main Sewer Drain-SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner. - *Repair the floor where areas of concrete have been removed for drain repair near the main sewer stack.*
6. Basement-Water Heater-SPLC 34.11 (5), 34.35 (2), MPC 501.1 - Contact a licensed contractor to repair or replace the water heater. This work will require a permit(s). Call DSI at (651) 266-8989. - *Obtain inspections and approval for 2022 water heater installed without permit. Water heater vent connector not installed correctly, no fasteners between connections.*
7. Exterior-Frames-SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window frame. - *Repair damaged and rotting wood on window frames and trim. Scrape and paint as necessary where peeling. Seal in an approved manner where allowing water intrusion around window frames.*
8. Exterior-Rear-SPLC 34.09 (3), 34.33(2) - Repair or replace the unsafe stairways, porch, decks or railings in an approved manner. Every outside stair, porch and deck shall be constructed safely and shall be capable of supporting imposed loads as determined in the building code and shall be kept in a professional state of maintenance and repair with proper anchorage. This work may require a permit(s). Call DSI at (651) 266-8989. - *Repair and maintain the rear stairways and deck in an approved manner. Deck at 2nd floor is missing a decking board near the edge at top of stairway. Decking boards in other locations are buckled and deteriorated. Concrete steps between deck and yard have settled significantly creating uneven steps. Bottom step has a 4 inch rise, top step to deck has a 9 inch rise and steps in between are constructed as a 6 inch rise. Paver at base of bottom step is uneven and creates tripping hazard.*
9. Exterior--SPLC 34.09 (1)(2), 34.33 (1) - Provide and maintain all exterior walls free from holes and deterioration. All wood exterior unprotected surfaces must be painted or protected from the elements and maintained in a professional manner free from chipped or peeling paint. - *The exterior walls have large cracks, large sections of stucco missing and bowing out. This work will need to be repaired under permit by a licensed contractor. Repair damaged areas of soffit and fascia with holes and deteriorated wood. Repair damaged trim and other wood surfaces.*
10. Front Stairway-Fire Extinguishers-MSFC 901.6 - Provide required annual maintenance of the fire extinguishers by a qualified person and tag the fire extinguishers with the date of service. - *Fire extinguishers last serviced in 2020.*
11. Front Stairway-Fire Extinguishers-MSFC 906.1, MN Stat. 299F.361 - Provide approved fire extinguishers in accordance with the following types, sizes and locations. - *Fire extinguishers must be permanently mounted between 3 and 5 feet high in readily visible and easily accessible locations. Extinguisher was sitting loose on floor.*

12. Throughout--MSFC 604.1- All light fixtures shall be maintained with protective globes if originally equipped.
13. Unit 1-Bathroom-SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. - *Repair open areas of bathroom shower walls in an approved manner.*
14. Unit 1-Kitchen-SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner. - *Patch opening cut into the ceiling.*
15. Unit 1--MN Stat. 299F.362, MSFC 1103.8 - Immediately provide and maintain a smoke alarm located outside each sleeping area.
16. Unit 1--MN Stat. 299F.51 - 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.
17. Unit 2-Bathroom-SPLC 34.10 (4), 34.34 (3) - Provide a bathroom floor impervious to water to permit such floor to be easily kept in a clean and sanitary condition- *Bathroom has been gutted with fixtures removed.*
18. Unit 2-Bathroom-SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. - *Bathroom has been gutted with fixtures removed.*
19. Unit 2-Bathroom-SPLC 34.11 (1), MSBC 2902.1, SPLC 34.35 (1), MPC 301.1 - Provide an approved number and type of plumbing fixtures.
Provide and maintain an approved private hand sink. This work will require a permit(s). Call DSI at (651) 266-8989.
Provide and maintain an approved private toilet. This work will require a permit(s). Call DSI at (651) 266-8989.
Provide and maintain an approved private tub or shower. This work will require a permit(s). Call DSI at (651) 266-8989.
Bathroom has been gutted with fixtures removed.
20. **Unit 2-Ceiling**-MSFC 704.1, 1105.1 - Provide and maintain fire rated floor and/or ceiling construction with approved materials and methods. This work may require a permit(s). Call DSI at (651) 266-8989. The minimum rating must be: 1 hour. - *Ceiling is open where plaster was removed in living room. Provide an approved ceiling meeting 1 hour fire rated construction.*
21. Unit 2-Living Room-MSFC 604.6 - Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes. - *Ceiling has been removed, ceiling light fixture is an open splice with no junction box.*

22. Unit 2--MSFC 604.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.
23. Unit 2--MN Stat. 299F.362, MSFC 1103.8 - Immediately provide and maintain a smoke alarm located outside each sleeping area.
24. Unit 2--MN Stat. 299F.51 - 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.
25. Unit 3-Dining Room-SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner. - *Repair the sagging and loose area of ceiling.*
26. Unit 4-Bedroom-SPLC 34.12 (2), SPLC 34.36 (1) - 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. - *Repair damaged radiator cover.*
27. Unit 4-Bedroom-SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner. - *Provide an approved flooring material over subfloor in this room.*
28. Unit 4-Bedroom-SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner. - *Install an approved ceiling.*
29. Unit 4--MSFC 604.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.
30. Unit 4--MN Stat. 299F.51 - 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.

For an explanation or information on some of the violations contained in this report, please visit our web page at: <http://www.ci.stpaul.mn.us/index.aspx?NID=211>

If you have any questions, email me at mitchell.imbertson@ci.stpaul.mn.us or call me at 651-266-8986 between 7:30 a.m - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Mitchell Imbertson
Fire Safety Inspector

Ref. # 11262