



CITY OF SAINT PAUL

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

Telephone: 651-266-8989  
Facsimile: 651-266-8951  
Web: [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

January 30, 2023

GUARDIAN PROPERTY MANAGEMENT  
708 CLEVELAND AVE SW  
NEW BRIGHTON MN 55112

**NOTICE OF CONDEMNATION  
UNFIT FOR HUMAN HABITATION  
ORDER TO VACATE**

RE: 1783 DAYTON AVE  
Ref. # 101609

Dear Property Representative:

Your building was inspected on January 23, 2023.

The building was found to be unsafe, unfit for human habitation, a public nuisance, a hazard to the public welfare or otherwise dangerous to human life. A Condemnation Placard has been posted on the building.

The following deficiency list must be completed, or the building vacated by the re-inspection date.

A reinspection will be made on or after June 23, 2023.

**CONDEMNATION OF THE BUILDING REVOKES THE CERTIFICATE OF OCCUPANCY.**

Failure to complete the corrections may result in a criminal citation. The Saint Paul Legislative Code requires that no building be occupied without a Fire Certificate of Occupancy.

**DEFICIENCY LIST**

1. Upper unit - Throughout - SPLC 34.23, MSFC 111.1 - This occupancy is condemned as unsafe or dangerous. This occupancy must not be used until re-inspected and approved by this office. -Smoke and fire damage throughout the upper unit.

2. Upper Unit - Throughout - MN Stat. 299F.362, MSFC 1103.8 - Immediately provide and maintain a smoke alarm located outside each sleeping area. -All alarms have been removed due to fire/smoke damage.
3. Upper Unit - Throughout - SPLC 34.11 (1), MSBC 2902.1, SPLC 34.35 (1), MPC 301.1 - Repair or replace and maintain all parts of the plumbing system to an operational condition. - Water has been shut off due to fire in the upper unit.
4. Upper Unit - Throughout - 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. -No C.O. alarm in the unit due to fire/smoke in the unit.
5. Upper unit - Throughout - SPLC 34.14 (2)(A), 34.34 (5)(A) - Provide an approved electrical service adequate to meet the building's needs. This work may require a permit(s), call DSI at (651) 266-8989. -No power throughout the unit due to fire damage.
6. SPLC 39.02(c) - Complete and sign the smoke alarm affidavit and return it to this office.

Saint Paul Legislative Code authorizes this inspection and collection of inspection fees. For forms, fee schedule, inspection handouts, or information on some of the violations contained in this report, please visit our web page at: <http://www.stpaul.gov/cofo>

You have the right to appeal these orders to the Legislative Hearing Officer. Applications for appeals may be obtained at the Office of the City Clerk, 310 City Hall, City/County Courthouse, 15 W Kellogg Blvd, Saint Paul MN 55102 Phone: (651-266-8585) and must be filed within 10 days of the date of the original orders.

If you have any questions, email me at: [Jack.Toeller@ci.stpaul.mn.us](mailto:Jack.Toeller@ci.stpaul.mn.us) or call me at 651-266-8950 between 7:30 - 9:00 a.m. Please help make Saint Paul a safer place in which to live and work.

Sincerely,

Jack Toeller  
Fire Inspector  
Ref. # 101609

cc: Housing Resource Center  
Force Unit