



- 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.

June 05, 2024

Theodora C Vann
705 Dayton Ave
St Paul MN 55104-6634

Frenchesca Vann Wickstrom
705 Dayton Ave
St Paul MN 55104-6634

CORRECTION NOTICE

Date: **June 05, 2024**
RE: **705 DAYTON AVE**
File #: **24-043184**

Dear Sir/Madam:

The City of Saint Paul, Department of Safety and Inspections has inspected the above referenced property on **June 03, 2024** and has determined that the following deficiencies exist in violation of the Saint Paul Legislative Code¹ (see footnote 1, below).

1. 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 CARBON MONOXIDE DETECTOR WITHIN 10 FEET OF ALL BEDROOMS ON SECOND FLOOR. THANK YOU.

2. 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 REPAIR OR REPLACE THE HANGING OR MISSING SMOKE DETECTORS. THANK YOU.

3. 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.

PLEASE CLEAR ACCESS TO REAR DOOR IN BASEMENT AND KITCHEN.
THANK YOU.

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

PLEASE REMOVE THE DOG FECES FROM ALL LEVELS OF THE PROPERTY AND REMOVE THE FECES AND STRAW FROM THE INTERIOR OF THE GARAGE. SANITIZE ALL SURFACES AS NEEDED. THANK YOU.

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

PLEASE REPAIR THE WATER DAMAGED CEILING IN THE LIVING ROOM. THANK YOU.

6. SPLC 34.09. - **DECK/STAIRWAY:** Repair or replace the unsafe stairways, porch, decks, guardrails, and handrail in a professional state of maintenance and repair. This work may require a permit(s). Call DSI at (651) 266-9090.

PLEASE REPAIR THE DETERIORATED DECK BOARDS ON THE FRONT PORCH AND THE CRACKED STAIR TREAD ON THE FRONT PORCH STAIRS. THANK YOU.

7. 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.

PLEASE REPAIR OR REPLACE DAMAGED DOORS AT THE FRONT ENTRY, SECOND FLOOR REAR BEDROOM AND THE REAR STORM DOOR. THANK YOU.

8. SPLC 45.03. – **ELECTRICAL MAINTENANCE:** Remove unapproved exposed wiring and repair or replace damaged electrical fixtures. Install in accordance with the electrical code. **This work requires a permit.** Call DSI at (651) 266-9090.

PLEASE SECURE THE OUTLET BOX IN THE LAUNDRY AREA.

REMOVE DEFECTIVE LIGHT FIXTURE OVER THE KITCHEN SINK, AND REPAIR ALL FIXTURES THROUGHOUT THE HOUSE AS NEEDED. THANK YOU.

9. SPLC 34.08. - **EXTERIOR SANITATION:** All exterior property areas to be maintained in a clean, safe, and sanitary condition, free from accumulation of garbage, mixed municipal solid waste, animal feces or refuse. Immediately remove improperly stored or accumulated refuse including garbage, rubbish, junk, vehicle parts, wood, metal, recycling materials, household items, building materials, rubble, and/or tires from the property, boulevard, driveway, alley, and yard.

PLEASE REMOVE AND PROPERLY DISPOSE OF THE TV, PAINT BUCKETS, SCRAP WOOD AND MISCELLANEOUS DEBRIS FROM THE ENTIRE REAR YARD. THANK YOU.

10. SPLC 34.10. - **FLOORS:** All floors must be maintained in a sound condition and in a professional state of maintenance and repair.

PLEASE REMOVE, REPAIR OR REPLACE THE DEFECTIVE CARPETING ON THE STAIRWAY TO THE SECOND FLOOR. 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 REMOVE AND PROPERLY DISPOSE OF ALL URINE-SOAKED FURNITURE AND BEDDING, AND OTHER DEBRIS FROM THE INTERIOR OF THE HOUSE. THANK YOU.

12. SPLC 33.03. - **PLUMBING:** Repair or replace and maintain all parts of the plumbing system to an operational condition. **Permit is required.**

REPAIR OR REPLACE OPEN FLOOR DRAIN IN THE BASEMENT AS NEEDED.

THERE IS NO PERMIT FOR THE PEX PLUMBING AND DRAIN REPAIRS THROUGHOUT THE PROPERTY. PLEASE HAVE A PLUMBER MAKE NECESSARY REPAIRS AS NEEDED. THANK YOU.

13. SPLC 34.10. - **WALLS:** All walls must be maintained in a sound condition and in a professional state of maintenance and repair.

PLEASE REPAIR THE DAMAGED AND MISSING WALL TILES IN THE SECOND FLOOR BATHROOM AND REPAIR WALLS AS NEEDED THROUGHOUT THE HOUSE. THANK YOU.

14. 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 REPAIR ALL BROKEN WINDOWS AND REMOVE THE BOARDS FROM THE WINDOWS AS NEEDED THROUGHOUT THE HOUSE. 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 **Items # 1-4 must be completed by June 11, 2024, all other items must be completed by September 03, 2024**, by which date the violations noted must be corrected. Failure to correct these deficiencies may result in an abatement and/or additional fees for re-inspection.

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

Footnote:

- 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.

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.