



CITY OF SAINT PAUL

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

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330.0

July 26, 2019

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

Shirley J Johnson
699 Smith Ave S
St Paul MN 55107-2623

Dear Sir or Madam:

The Department of Safety and Inspections, Division of Code Enforcement, has determined that the dwelling and premises at **699 SMITH AVE S** is "Unfit for Human Habitation". In accordance with Saint Paul Legislative Code, Chapter 34, Section 23, the premises will be placarded on **July 26, 2019** and ordered vacated no later than **August 2, 2109**.

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. SPLC 34.23 **CONDEMNATION:** This occupancy is condemned as unsafe or dangerous. It constitutes a condition of material endangerment to occupants and emergency personnel. **The interior of home has no water service due to the water being disconnected for non-payment. LACK OF BASIC FACILITY CONSTITUTES MATERIAL ENDANGERMENT TO THE PROPERTY AND OCCUPANT(S).**
2. 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. **FOUND SOFFIT FALLING OFF IN THE 2ND STORY SOUTHEAST CORNER OF THE DORMER. PLEASE REPAIR OR REPLACE THE FALLEN SOFFIT.**
3. 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. **FOUND SOME OF THE WOODEN FENCE BOARDS MISSING OFF THE DRIVEWAY GATE. PLEASE REPAIR OR REPLACE THE MISSING BOARDS.**
4. SPLC 34.11 **WATER:** Lack of Water Service. Immediately restore water service. Failure to provide water service will result in these premises being declared Unfit for Human Habitation and ordered vacated for lack of this basic facility. **WATER OFF FOR NON-PAYMENT.**
5. 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. **FOUND FRAYED SCREENS AND A HOLE IN THE SOUTH PORCH WINDOW. PLEASE REPAIR THE DAMAGED SCREEN ON THE BACKSIDE OF THE HOUSE AND REPLACE OR REPAIR THE HOLE IN THE PORCH WINDOW FACING THE DRIVEWAY.**

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, Sean Westenhofer, at 651-266-1914. To arrange an appointment or request an extension of time to complete repairs, you will need to speak directly to the inspector.

Sincerely,

Sean Westenhofer
Code Enforcement Officer

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cc: Posted to ENS