



CITY OF SAINT PAUL  
*Christopher B. Coleman, Mayor*

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April 11, 2011

JAMES SWARTWOOD  
5537 DUPONT AVE S  
MINNEAPOLIS MN 55419-1647

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

RE: 697 WESTERN AVE N

Dear Property Representative:

Your building was inspected on April 11, 2011.

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 re-inspection will be made on April 25, 2011 at 8:30 am.**

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. Exterior - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door in good condition.- Repair all doors to open and close as designed and in good condition.
2. Exterior - SPLC 34.09 (1) b,c, 34.32 (1) b,c - 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.

3. Garage - SPLC 34.09 (1) e, 34.32 (1) d - Provide and maintained the roof weather tight and free from defects.
4. Interior - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 4715.0200.C - Provide an approved number and type of plumbing fixtures. Permit required.-Hire a licensed plumber to repair all plumbing throughout to meet code and replace the rotted water pipe at the meter in the basement, and provide adequate water pressure throughout.
5. Interior - MSFC 605.1 -Provide a grounding jumper around the water meter.
6. Interior-Second Floor - SPLC 34.23, MSFC 110.1 - This second floor is condemned as unsafe or dangerous. This occupancy must not be used until re-inspected and approved by this office.-The second floor is condemned based on no smoke detector or co detector, no egress window, and over-occupied.
7. Interior-Second Floor - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.
8. Interior-Second Floor - MN State Statute 299F.50 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 manufacturers instructions.
10. Interior-Throughout - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work require a permit(s). Call DSI at (651) 266-9090.-Replace the hanging damaged light fixture on the first floor and all fixtures throughout that are damaged. Hire a licensed electrician to make repairs.
11. Interior-Throughout - SPLC 34.10 (6), 34.33 (5) - Exterminate and control insects, rodents or other pests. Provide documentation of extermination.
12. Interior-Throughout - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the cabinets in an approved manner.
13. Interior-Throughout - SPLC 34.13 (4) - Provide and maintain a minimum egress window sill height of 48 inches. Refer to provide handout EW-1 for more information.-The second floor windows measure 13H x 20W and the broken window at the top of the stairs measures 22H x 24W.
14. Interior-Throughout - SPLC 34.13 (3), SPLC 34.17 (2) - Reduce and maintain the number of occupants in the sleeping rooms to: 2 occupants.
15. SPLC 34.09 (1) a, 34.32 (1) a - Provide and maintain foundation elements to adequately support this building at all points.
16. SPLC 34.08 (5), 34.31 (3) - Repair, replace and maintain all exterior surfaces on fences, sheds, garages and other accessory structures free from holes and deterioration. Provide and maintain exterior unprotected surfaces painted or protected from the elements.- Repair the front porch and garage to code.

17. SPLC 163.03, 163.01 (2), (3) - Currently license (tags) all vehicles on the property and return the vehicles to an operative mechanical condition or remove vehicles from the property.
18. SPLC 34.11 (6), 34.34 (3) - Provide service of heating facility by a licensed contractor which must include a carbon monoxide test. Submit a completed copy of the Saint Paul Fire Marshal's Existing Fuel Burning Equipment Safety Test Report to this office.

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>

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: (651-266-8688) and must be filed within 10 days of the date of the original orders.

If you have any questions, email me at: [lisa.martin@ci.stpaul.mn.us](mailto:lisa.martin@ci.stpaul.mn.us) or call me at 651-266-8988 between 6:30 - 8:30 a.m. Please help make Saint Paul a safer place in which to live and work.

Sincerely,

Lisa Martin  
Fire Inspector  
Ref. # 102369

cc: Housing Resource Center  
Force Unit