



February 6, 2025

Ozzy Zahran
8931 FARNSWORTH AVE N
BROOKLYN PARK MN 55443USA

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

RE: 658 CONWAY ST
Ref. # 106344

Dear Property Representative:

Your building was inspected on February 5, 2025.

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, and the property has been vacated.

This property has been referred to Vacant Buildings.

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. Basement - Electrical Panels - MSFC 604.1 - Remove unapproved exposed wiring and install in accordance with the electrical code. This work may require a permit(s).
Call DSI at (651) 266-8989.-

- a. Meter junction box is open and exposing high voltage lines
 - b. Exposed wiring at electrical panels
 - c. Open breaker spots in electrical panels exposing interior wires
- 2. Basement - Electrical Panels - MSFC 315.3.3 - Remove combustible storage from the electrical equipment rooms. Clearance shall be at least 36 inches. -
 - a. Household items, personal belongings, and random items stored in front of electrical panels
 - b. Provide clear access to electrical panels
- 3. Basement - Furnaces and Water Heaters - MSFC 315.3.3 - Remove combustible storage within 36 inches of fuel burning equipment. -
 - a. Household items, personal belongings, and random items stored in front of and around furnaces and water heaters
 - b. Provide clear access to equipment
- 4. Both Units - Throughout - SPLC 34.13 (2), (3), SPLC 34.17 (2) - The unit is overcrowded. Reduce the number of occupants per unit. -
 - a. Seven non-related adults residing downstairs
 - b. Four non-related adults residing upstairs
 - c. Four other adults departed the property morning of 02/05/2025
- 5. Both Units - Throughout - MSFC 604.4 - Discontinue use of all multi-plug adapters. -
 - a. Multiple multi-plug adapters in both units
 - b. Remove multi-plug adapters
- 6. Both Units - Throughout - MSFC 604.5 - Discontinue use of extension cords used in lieu of permanent wiring. -
 - a. Extension cords running on exterior of property from one unit to the other
 - b. Cords running under doors
 - c. Remove extension cords
- 7. Both Units - 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.-
 - a. Electrical service has been disconnected by Xcel Energy
 - b. Meter socket cover has been removed from the meter socket on multiple occasions
 - c. High energy wires are exposed

8. Both Units - Throughout - SPLC 34.09(4), 34.33 (3) - Repair and maintain the door in good condition. -
 - a. Multiple door frames, doors, locks, and latches damaged or missing
 - b. Doors do not secure closed
 - c. Doors blocked off and boarded over
 - d. Entrance doors to both units damaged and/or blocked
 - e. Multiple interior doors and components damaged
 - f. Doors bent, splitting, and held together by multiple screws
9. Both Units - Throughout - SPLC 34.10 (6), 34.34 (5) - Every owner of a structure shall be responsible for the control and/or elimination of insects, rodents or other pests wherever infestation exists. -
 - a. Rodent droppings present
 - b. Unsanitary conditions contribute to rodents
 - c. Provide an exterminator report to show what abatement measures are being taken
10. Both Units - Throughout - SPLC 34.10 (7) - Repair and maintain the cabinets in an approved manner. -
 - a. Missing drawers
 - b. Missing doors
 - c. Repair or replace cabinets to good working order
11. Both Units - Throughout - SPLC 34.13 (3), SPLC 34.17 (2) - In every dwelling unit, every room occupied for sleeping purposes by one (1) occupant shall have a minimum gross floor area of at least seventy (70) square feet. In every dwelling unit, every room occupied for sleeping purposes by two (2) or more occupants shall have a minimum gross floor area of fifty (50) square feet per occupant thereof-
 - a. Seven non-related adults residing downstairs
 - b. Four non-related adults residing upstairs
 - c. Four other adults departed the property morning of 02/05/2025
12. Both Units - Throughout - MSFC 604.1 - Repair or replace damaged electrical appliance wiring. This work may require a permit(s). Call DSI at (651) 266-8989.-
 - a. Multiple light assemblies damaged
 - b. Exposed wiring
 - c. Lights dangling from ceiling fans
 - d. Repair or replace light assemblies
 - e. This work shall be done under permit

13. Exterior - Siding - SPLC 34.09 (1)(2)(a), 34.33 (1)(b) - 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. -
- a. Chipped, cracked, and peeling paint
 - b. Weathered, damaged, and missing siding
 - c. Repair or replace loose siding boards
 - d. Replace rotted siding boards and repair holes
14. Exterior - Yard - MSFC 307.4 - All fires on the ground must be a minimum of 25 feet from structures or contained in a grill or outdoor fireplace. Wind speeds must be under 10 mph, constantly attended, a means of extinguishment must be provided. Only natural firewood can be burned (no construction materials| brush or waste materials), and fire shall be extinguished if the smoke is deemed a nuisance. A citation will be issued for non-compliance. -
- a. Burning of discarded material resulting from the handling, processing, storage, preparation, serving, or consumption of food
 - b. Glass, plastics, and canisters in burn pit
 - c. Burn pit does not meet the requirements for recreational burning
 - d. Remove fire pit
15. Rear Deck - Guardrail - SPLC 34.09 (3), 34.33(2) - Repair or replace the damaged guardrail in an approved manner. This work may require a permit(s). Call DSI at (651) 266-8989.-
- a. Repair rear second floor deck damaged guardrail
 - b. Missing spindles
 - c. Weather damaged boards
16. Rear Deck - Structure - 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.-
- a. Chipped, cracked, and peeling paint
 - b. Deck is very wobbly when utilizing stairs
 - c. Water damaged and splitting boards
17. Roof - Throughout - SPLC 34.09 (2)(b), 34.33 (1)(d) - Provide and maintain the roof weather tight and free from defects. -

- a. Fascia pieces missing
 - b. Broken and damaged gutters at the roofline
 - c. Flashing between roof and siding is damaged or missing
 - d. Visible gap at roofline
18. Throughout - MN Stat. 299F.362, MSFC 1103.8, MSFC 1103.8.1 – Immediately provide and maintain a smoke alarm located in hallways outside sleeping rooms, in sleeping rooms, on each level of the building and in basements. On ceiling or wall (less than 12 inches below ceiling). On center of ceiling above stairways. Smoke alarms must be installed in same locations as originally installed. Power supply must be the same as the smoke alarms being replaced. -
- a. Missing multiple hard-wired and battery-operated smoke or combination smoke/carbon monoxide alarms
 - b. One smoke alarm was present and chirping
19. Throughout - MSFC 1104.1, 1010.1.9.4 - Remove unapproved locks from doors. -
- a. Multiple doors with clasp locks installed
 - b. Remove clasp locks and any other non-approved locks
 - c. Doors shall have no more than one door latch with or without a lock and one deadbolt
20. Throughout - 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. -
- a. Fire extinguisher overdue for service
 - b. Extinguishers shall be secured in brackets in an easily accessible location
 - c. Extinguishers shall be serviced or manufactured within the past year
21. Throughout - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. -
- a. Multiple walls have holes
 - b. Exposed lathe boards
 - c. Water stains and damage in multiple locations
 - d. Basement stairwell missing plaster or sheetrock, and lathe boards exposed
22. Throughout - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner. -

- a. Holes in multiple locations
 - b. Multiple ceiling tiles displaced, damaged, or water stained
 - c. Water stains and damage in multiple locations
 - d. Chipped, cracked, peeling, and bubbling paint
 - e. Basement stairwell missing plaster or sheetrock, and lathe boards exposed
23. Throughout - SPLC 34.11 (6) - Provide and maintain a minimum of 68 degrees F in all habitable rooms. -
- a. Responded to a no heat complaint
 - b. Temperature inside dwelling 41.9 degrees
 - c. Note that there is no electrical service to the entire property which operates heating apparatus
24. 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. -
- a. Missing multiple carbon monoxide alarms
25. Unit 1 - Bathroom - SPLC 34.11 (1), SPLC 34.35 (1), MPC 707.4. - Repair the clogged drain line. -
- a. Toilet and sink backed up
 - b. Standing water in sink, and toilet is clogged
26. Unit 1 - Kitchen - SPLC 34.11 (1), MSBC 2902.1, SPLC 34.35 (1), MPC 301.1 - Provide an approved number and type of plumbing fixtures. -
- a. Kitchen sink removed
 - b. Water lines hanging in bucket inside the counter
 - c. Kitchen sink drain is disconnected and not plugged
 - d. Replace kitchen sink to good working order
 - e. This work requires a permit, contact DSI at 651-266-8989
27. Unit 1 - Living Room - MSFC 1016.2.4 - Means of egress from dwelling units or sleeping areas shall not lead through other sleeping areas, toilet rooms or bathrooms. -
- a. Illegal sleeping area
 - b. Bed in living room
 - c. Living used for sleeping
 - d. Emergency escape and egress from other sleeping areas passes through living room
 - e. Remove bed and discontinue use of living room for sleeping

28. Unit 1 - Throughout - SPLC 34.10 (1), 34.34 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition. -

- a. Clothing, garbage, and household items strewn in all rooms
- b. No organization of items
- c. Heavy fire load

29. Windows - Throughout - SPLC 34.09 (4), 34.33 (3)- Repair and maintain the window in good condition. All windows shall be maintained in accordance with the building code in effect at the time of construction or as altered/modified under an approved building permit. -

- a. Multiple windows with damaged or missing glass
- b. Window frame and trim boards damaged, chipped, cracked, and peeling paint
- c. Multiple windows with damaged or missing screens
- d. Repair or replace damaged and missing screens

30. SPLC 231.01 - Public Nuisance - Whoever by his or her act or failure to perform a legal duty intentionally does any of the following maintains a public nuisance and is guilty of a misdemeanor: (1.) Maintains or permits a condition which unreasonably annoys, injures or endangers the safety, health, morals, comfort or repose of any considerable number of members of the public-

- a. Multiple and continuous complaints of illegal burning

31. SPLC 34.23, MSFC 111.1 - This occupancy is condemned as unfit for human habitation. This occupancy must not be used until re-inspected and approved by this office. -

- a. Condemned for but not limited to no electricity service, no heat, and unsanitary conditions**

32. 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: Daryl.Chute@ci.stpaul.mn.us or call me at 651-266-9129 between 7:30 - 9:00 a.m. Please help make Saint Paul a safer place in which to live and work.

Sincerely,

Daryl Chute
Fire Safety Inspector II
Ref. # 106344

cc: Housing Resource Center
 Force Unit