



CITY OF SAINT PAUL

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St Paul, Minnesota 55101-1806

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May 17, 2019

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

Yost Jonifer Yost/Susan K Drake  
920 Fremont Ave  
St Paul MN 55106-5220

Dear Sir or Madam:

The Department of Safety and Inspections, Division of Code Enforcement, has determined that the dwelling and premises at **920 FREMONT AVE** is "Unfit for Human Habitation". In accordance with Saint Paul Legislative Code, Chapter 34, Section 23, the premises will be placarded on **5-3-2019** and ordered vacated no later than **5-10-2019**.

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.

2. SPLC 34.09 **DECK/STAIRWAY:** Repair or replace the unsafe stairways, porch, decks, railings and handrail in a professional state of maintenance and repair. This work may require a permit(s). Call DSI at (651) 266-9090.
3. 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.
4. SPLC 34.11 **ELECTRICITY:** Immediately repair electrical service. Use of candles, fuel operated lighting or extension cord wiring and temporary lighting is not permitted. Have the hard wired smoke detector repaired or replaced by a licensed electrician under permit. Remove all temporary lighting and extension cords from the interior and exterior of home.
5. SPLC 34.09 **EXTERIOR DOOR:** Repair and maintain the door in good condition including the door latch and frame.
6. SPLC 34.09 **EXTERIOR WALLS:** The exterior walls and/or trim of the house and/or garage has defective or peeling paint, or unpainted wood surfaces. Maintain in a professional state of maintenance and repair.
7. SPLC 34.10 **FLOORS:** All floors must be maintained in a sound condition and in a professional state of maintenance and repair.
8. SPLC 34.09 **FOUNDATION:** Provide and maintain foundation elements to adequately support this building at all points. Repair deteriorated or defective foundation in a professional state of maintenance and repair. The foundation shall be free of holes, breaks, loose or rotting boards or timbers and any other conditions which might admit dampness to the interior portions of the wall or to the interior spaces of structures. Permit may be required.
9. SPLC 34.10 **MOLD/MILDEW:** Abate and maintain the interior reasonably free from dampness and free of any mold or mildew.
10. SPLC 33.03 **PLUMBING:** Repair or replace and maintain all parts of the plumbing system to an operational condition. Permits may be required.
11. SPLC 34.09 **ROOF:** Provide and maintained the roof weather tight and kept in a professional state of maintenance and repair, impervious to water and have no defects which admit water or dampness to the interior of the building.
12. 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.
13. SPLC 34.10 **WALLS:** All walls must be maintained in a sound condition and in a professional state of maintenance and repair.
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.
15. MMC 504.6 **DRYER VENTING:** Provide, repair or replace the dryer exhaust duct. Exhaust ducts for domestic clothes dryers shall be constructed of metal and shall have a smooth interior finish. The exhaust duct shall be a minimum nominal size of four inches (102 mm) in diameter and installed in accordance with the mechanical code. This work may require a permit(s). Call DSI at (651) 266-8989
16. SPLC 34.10 **CEILINGS:** All ceilings must be maintained in a sound condition and in a professional state of maintenance and repair.

17. **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.
18. **SPLC 34.10 BATHROOM FLOOR:** Every bathroom floor surface shall be kept in a professional state of maintenance and repair and be constructed and maintained substantially impervious to water to permit such floor to be easily kept in a clean and sanitary condition.

**Other Violations:** These deficiencies must be corrected in order to bring this property into compliance with the Saint Paul Legislative Code.

1. **SPLC 34.08 EXTERIOR SANITATION:** All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces. Remove the accumulation of exterior storage that creates a nuisance or harbors rodents.

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, James Hoffman, at 651-266-1947. To arrange an appointment or request an extension of time to complete repairs, you will need to speak directly to the inspector.**

Sincerely,

**James Hoffman**  
Enforcement Officer

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cc: Posted to ENS