



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

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Saint Paul, MN 55101-1806

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330.0

November 25, 2015

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

Justin M Rodriguez  
995 Beech St  
Saint Paul MN 55106-4501

Dear Sir or Madam:

The Department of Safety and Inspections, Division of Code Enforcement, has determined that the dwelling and premises at **995 BEECH ST** is "Unfit for Human Habitation". In accordance with Saint Paul Legislative Code, Chapter 34, Section 23, the premises will be placarded on **November 24, 2015** and ordered vacated no later than **November 24, 2015**.

Your attention is called to the following provisions of Section 34.23, Subsection 6 entitled, "Vacation of Structure or Unit":

**"Any residential structure or residential unit which has been condemned or placarded as unfit for human habitation shall be vacated within the time set forth in the placard and/or order. It shall be unlawful for any person to let to any person for human habitation any structure or unit so condemned or placarded, and no person shall occupy the structure or unit after the date set forth in the placard and/or notice."**

**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. **BASEMENT - ILLEGAL DWELLING:** Remove the illegal dwelling unit from the basement. You must remove the sink, cabinets, and appliances from the basement kitchen. The utilities (gas, water 220v electric, etc.) in the room that contained the former kitchen must then be capped inside the wall or the floor and the openings created covered with a surface that matches its surroundings. Any key locks on doors separating the basement unit must be removed and replaced with a doorknob that has no lock or the door jamb removed and doorway refinished. All applicable building permits must be obtained prior to conducting the required work. **FOUND UNRELATED ADULT ILLEGALLY SLEEPING IN THE BASEMENT WITHOUT A LEGAL EGRESS WINDOW. NO SMOKE DETECTOR FOUND IN VICINITY OF ILLEGAL SLEEPING ROOM IN BASEMENT.**
2. 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 manufacturer's instructions. **MISSING CO DETECTOR IN 2<sup>ND</sup> FLOOR HALLWAY.**
3. Smoke Detector: Lack of properly installed and operable smoke detector. Provide functioning smoke detectors in accordance with the attached requirement, within 24 hours. **MULTIPLE INOPERABLE SMOKE DETECTORS IN BASEMENT, MAIN FLOOR AND 2<sup>ND</sup> FLOOR.**
4. The foundation is deteriorated, defective or in a state of disrepair. Repair all foundation defects in a professional manner to a weather-tight, water-tight and rodent-proof condition. Permit may be required. **HIRE A LICENSED CONTRACTOR TO EVALUATE AND REPAIR/REPLACE DETERIORATED BRICK FOUNDATION ALONG THE SOUTHEAST CORNER OF THE FRONT PORCH.**
5. SPLC 33.05(A) – MORE THAN FOUR UNRELATED OCCUPANTS. The use of this building for more than four unrelated adults would require approval and a Certificate of Occupancy. Immediately discontinue unapproved use and convert to legal use. **Discontinue use as a rooming and boarding occupancy without the required Certificate of Occupancy. 11/23/15 FOUND 10 UNRELATED INDIVIDUALS INSIDE THE HOUSE. 11/24/15 FOUND 9 UNRELATED INDIVIDUALS INSIDE THE HOUSE.**
6. **UNAPPROVED LOCKS.** Remove unapproved locks from the unit doors. The door must be openable from the inside without the use of keys or special knowledge or effort. **REMOVE ALL HASPS, DEADBOLT LOCKS, CHAINS, LOCKS AND COMBINATION LOCKS FROM ALL INTERIOR BEDROOM DOORS AND BASEMENT UTILITY ROOM DOORS.**

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

7. The windows and/or storm windows are in a state of disrepair. Replace all missing or broken window glass. Make all necessary repairs to frames, sashes, hardware and associated trim in a professional manner. Permit may be required. **Replace all damaged, broken and missing storm windows throughout the property.**

8. Sleeping room does not meet light, ventilation or escape requirements. Stop this use of this room or repair to meet sleeping room requirements. **Discontinue use of northeast corner basement room as a sleeping room. No legal egress window found in basement.**
9. STORM DOOR(S): The storm door(s) are in disrepair; repair or replace the door(s). **Replace and install missing storm door handle.**
10. The window and/or door screens are missing, defective or in a state of disrepair. Provide proper window and door screens for all openable windows and doors. Screens must be tight-fitting and securely fastened to the frames. **Replace all missing and damaged screens and storm windows throughout the exterior of the house.**
11. SANITATION: Immediately remove improperly stored or accumulated refuse including; garbage, rubbish, junk, vehicle parts, wood, metal, recycling materials, household items, building materials, rubble, tires, etc., from yard. The Saint Paul Legislative Code requires all exterior property areas to be maintained in a clean and sanitary condition. Usable materials must be stored in an approved manner, so as not to constitute a nuisance. **Remove all timbers and other scattered storage from the back yard and from along the west side of the house.**
12. There are missing or defective guardrails. Provide all stairways, porches, decks or steps which are more than 30" high with guardrails and intermediate rails with openings in the guardrail no more than four (4) inches apart and in accordance with the State Building Code. **Install missing guardrail on basement staircase.**
13. The stairs have missing or defective handrails. Provide all interior and exterior stairways and steps of more than three (3) risers with handrails which are grip able and installed 34" to 38" above the nose of the stair treads. **Install missing handrail on basement staircase steps.**
14. The interior walls are defective. Repair all wall defects and finish in a professional manner. **Repair holes in walls throughout the interior of the house.**
15. The interior ceilings are defective. Repair all ceiling defects and finish in a professional manner. **Repair holes in ceilings throughout the interior of the house.**
16. HOUSE AND BUILDING NUMBERS: Provide reflectorized or illuminated house numbers front and rear where applicable. The numbers must be a minimum of three (3) inches in height and must be clearly visible from the street or alley for safety reasons. **Install missing address numbers on the garage.**
17. The exterior walls and/or trim of the garage has defective, peeled, flaked, scaled or chalking paint or has unpainted wood surfaces. Scrape and repaint to effect a sound condition in a professional manner. **Scrape and paint the garage and shed.**
18. **Replace damaged doors around the garage, install missing door handles on shed and garage.**
19. SPLC 34.10 (7), 34.33 (6) –CABINETS. Repair and maintain the cabinets in an approved manner. **Repair or replace damaged cabinets throughout.**

**20. Replace all damaged and missing frames and sills around all interior/exterior windows throughout the house and garage.**

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) 266-8688. 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 651-266-1924. 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**  
Enforcement Officer

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c: Posted to ENS

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