



CITY OF SAINT PAUL

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Saint Paul, Minnesota 55101-1806

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February 9, 2021

Ying Vang  
2003 Radatz Ave  
Maplewood MN 55109-0027

Occupant(s)  
1151 Geranium Ave E.  
St. Paul, MN 55106

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

RE: 1151 GERANIUM AVE E  
Ref. # 118913

Dear Property Representative and Occupant(s):

Your building was inspected on February 1, 2021.

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.

**PER THE LEGISLATIVE HEARING ON FEBRUARY 9, 2021, THE ENTIRE DWELLING AND GARAGE MUST BE VACATED WITHIN 24 HOURS.**

A REINSPECTION WILL BE MADE ON OR AFTER 9:00AM ON FEBRUARY 11, 2021 TO CONFIRM THE PROPERTY HAS BEEN VACATED.

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. SPLC 34.23, MSFC 110.1 - This occupancy is condemned as unfit for human habitation. This occupancy must not be used until re-inspected and approved by this office. **-The entire dwelling and garage have been condemned due to unsafe conditions including but not limited to; lack of egress, unsafe heating equipment, missing smoke alarms, electrical hazards, disorderly storage and excessive accumulation of materials.**

2. Exterior - Garage - MSFC 605.4 - Discontinue use of all multi-plug adapters.
3. Exterior - Garage - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.
4. Exterior - Garage - SPLC 34.08(5), 34.32(3) - All accessory structures including, but not limited to, detached garages, sheds and fences shall be maintained structurally sound and in good repair. Provide and maintain exterior unprotected surfaces painted or protected from the elements.
  - The frame for the service door is broken and there is an unapproved board at the bottom of the door. Remove this wooden piece.
  - The main garage door is damaged, and cloth stuffed in-between the frame and door.
  - Remove the unapproved fencing in front of the main garage door.
  - There is chipping and peeling paint on the garage and there are damaged corner cover panels.
5. Exterior - Garage - SPLC 34.23, MSFC 110.1 - This occupancy is condemned as unsafe or dangerous. This occupancy must not be used until re-inspected and approved by this office.
  - Based upon the tenant's statement, there are people staying (sleeping) in the garage overnight.
6. Exterior - Garage - MSFC 603.7 - Immediately discontinue use of unsafe heating appliance until repaired or replaced by a licensed contractor. This work may require a permit(s). Call DSI at (651) 266-8989. Red tags may not be removed except by the fire safety inspector.
  - The propane lamp heater is connected in an unapproved manner. Immediately discontinue using the heating lamp.
7. Exterior & Interior - Doors - SPLC 34.33 (3) - Repair and maintain the door in good condition.
  - Exterior - The handrail for the side entry screen door is broken and the screen is torn.
  - Interior - There are several interior doors that have been damaged and is completely destroyed.
  - Interior - The side entry door is missing the strike plate.
8. Interior - Basement - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.
9. Interior - Basement - MSFC 605.5.3 - Immediately, discontinue use of frayed, deteriorated, damaged, or spliced electrical cords. -Near the furnace, there are spliced and frayed extension cords. Immediately discard of these cords.
10. Interior - Basement - NEC 408.38 - Provide a dead front for the panel. -The dead front for the electrical panel has been removed.
11. Interior - Basement - MMC 603.9, 604 - Repair, maintain or install proper insulation and duct sealant in compliance with the mechanical code. This work may require a permit(s). Call DSI at (651) 266-8989. -There are cracks and openings around the exhaust duct . Properly seal around the exhaust duct.

12. Interior - Basement - MSFC 1030.1 - Provide and maintain an approved escape window from each sleeping room or area, or discontinue use of area as a sleeping room. This work may require permit(s). Call DSI at (651) 266-8989. -Provide an egress window or discontinue sleeping in the basement.

13. Interior - CO Alarm - 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.

14. Interior - First Floor Bedroom - MSFC 1030.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exit path.  
-Provide a clear walking path to the bedroom window on the main floor.  
-There are cross-bars on one of the bedroom windows on the main floor.  
-Remove the handrail that is blocking the stairs to the second floor.

15. Interior - Handrail - SPLC 34.10 (3), 34.34(2) - Repair or replace the damaged handrail in an approved manner. -The handrail leading to the second floor has been removed.

16. Interior - Kitchen - SPLC 34.10 (7) - Repair and maintain the cabinets in an approved manner. -There are missing and damaged drawers.

17. Interior - Smoke Alarm - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area. -The hard-wired smoke alarm on the main floor is missing.

18. Interior - Throughout - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing. -There are outlet covers and junctions boxes in the basement and in the kitchen that are missing.

19. Interior - Throughout - MSFC 315.3 - Provide and maintain orderly storage of materials.

20. Interior - Throughout - SPLC 34.08 (1), 34.34 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition. -The house is unclean, unkept and items strewn across the floor.

21. Interior - Throughout - MN Stat 299F.18 - Immediately remove and discontinue excessive accumulation of combustible materials.

22. Interior - Window - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition. -The glass for the bathroom window is broken.

23. SPLC 39.02(c) - Complete and sign the smoke detector 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: [adrian.neis@ci.stpaul.mn.us](mailto:adrian.neis@ci.stpaul.mn.us) or call me at 651-266-8992 between 7:30 - 9:00 a.m. Please help make Saint Paul a safer place in which to live and work.

Sincerely,

Adrian Neis  
Fire Safety Inspector  
Ref. # 118913

cc: Housing Resource Center  
Force Unit