



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220
Saint Paul, Minnesota 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-8951
Web: www.stpaul.gov/dsi

August 7, 2014

Amy Van Zummeren
Usset, Weingarden, and Liebo, PLLP
4500 PARK GLEN ROAD SUITE 300
MINNEAPOLIS MN 55416

NOTICE OF CONDEMNATION UNFIT FOR HUMAN HABITATION ORDER TO VACATE

RE: 1755 GRACE LANE
Ref. # 121778

Dear Property Representative:

PLEASE NOTE: The property was found to be in violation of the Legislative Hearing Allowing occupancy until August 12, 2014. Since the conditions of the appeal were violated, the home was immediately vacated and cannot be occupied until inspected and approved by this office. Windows and doors have been secured and/or boarded.

Your building was inspected on August 6, 2014.

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 building must remain vacant. A reinspection will be made on or after August 7, 2014.

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. MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.

2. MSFC 605.1 - Remove unapproved exposed wiring and install in accordance with the electrical code. This work may require a permit(s). Call DSI at (651) 266-9090.
3. MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.
4. SBC 3405.1, SBC 110.2 - The occupancy group or use division of this building has been changed from that previously approved. Discontinue use a rooming and boarding house. -On August 6th, occupant admitted that rooms were being sublet for use on a temporary basis.
5. SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door latch.
6. SPLC 45.03 (6) - Cut and maintain the grass/weeds less than 8 inches tall.
7. SPLC 34.11 (7), 34.34 (4) - Provide additional approved containers or additional pick-ups to meet tenant trash demands.
8. SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window glass.
9. SPLC 34.09 (3), 34.33 (3) -Provide or repair and maintain the window screen.
10. SPLC 62.101 - Use of this property does not conform to zoning ordinance. Discontinue unapproved use or call DSI Zoning at (651) 266-8989 to convert to legal use. Discontinue: Use as rooming and boarding house.
11. 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.-Unit is condemned due multiple code violations.
12. MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped.
13. SPLC 34.10 (3), 34.33(2) - Provide an approved handrail. The top of the handrail must be between 34 and 38 inches above the treads and run the entire length of the stair.
14. SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls in an approved manner.
15. SPLC 34.10 (7), 34.34 (6) - Repair and maintain the ceiling in an approved manner.
16. 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.
17. UMC 1346.703 - Provide 30 inches clearance around all mechanical equipment.
18. SPLC 34.19 - Provide access to the inspector to all areas of the building. - All bedrooms and garage.

19. MSFC 1026.1 - 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.-On August 6th, bed was reassembled and put back into illegal sleeping room.
20. MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area. -Smoke detectors were again found disabled.
21. SPLC 39.02(c) - Complete and sign the smoke detector affidavit and return it to this office.
22. 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.

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 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,

A.J. Neis
Fire Inspector
Ref. # 121778

cc: Therese Skarda, CAO
Phil Owens, DSI Fire Safety Manager
Greg Schroeder, DSI Deputy Director
Steve Magner, DSI Code Enforcement Manager
Dean Koehnen, SPPD
Marcia Moermond, Legislative Hearing Officer
Scott Marshall, Home Realty