



CITY OF SAINT PAUL

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

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

September 20, 2019

HOUSING HUB LLC
351 KELLOGG BLVD E
ST PAUL MN 55101-1411USA

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

RE: 112 MANITOBA AVE
Ref. # 116952

Dear Property Representative:

Your building was inspected on September 19, 2019 and was immediately vacated due to, but not limited to: sewer backup with waste on the floor, lack of basic facilities due to the inability to flush toilets, sanitation, visible rats and mice.

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.

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. 2nd Floor - Middle Bedroom - MSFC 1030.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exit path. There is a tv stand with a tv in front of the emergency egress window, remove all objects in front of the emergency egress window that is causing an obstruction.

2. 2nd Floor Stairwell - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner. Repair the damage to the ceiling at the top of the stairs in an approved manner.
3. 2nd Floor - South Bedroom - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner. Repair the holes in the flooring in an approved manner.
4. 2nd Floor - North Bedroom - SPLC 34.10 (7), 34.17 (5) - Repair or replace and maintain the woodwork in an approved manner. The closet has 2 sections of bi-fold doors and one section has been removed, remove all hardware for the bi-fold door or provide a second section in an approved manner.
5. 2nd Floor - South Bedroom - SPLC 34.12 (2), SPLC 34.36 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition to properly and safely perform their intended function in accordance with the provisions of the applicable code. The smoke detector inside the bed room has been removed and the bracket is still visible.
6. 2nd Floor - South Bedroom - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner. Repair the holes and all other damage to the ceiling in an approved manner.
7. 2nd Floor - South Bedroom - SPLC 34.10 (7), 34.17 (5) - Repair or replace and maintain the woodwork in an approved manner. The door has been removed from the frame and is in the room, secure door to the frame.
8. 2nd Floor Stairwell - SPLC 34.10 (3), 34.34(2) - Repair or replace the damaged handrail in an approved manner. A section of the second-floor handrail has been pulled out of the wall, secure the handrail in an approved manner.
9. Basement - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window glass. The glass on the interior window has been broken.
10. Exterior - Westside - SPLC 34.09 (2), 34.33 (3) - Provide and maintain foundation elements to adequately support this building at all points. The foundation around the west basement window is cracked and is pushing out, have a licensed contractor make repairs in an approved manner.
11. Exterior - Westside - SPLC 34.09 (2), 34.33 (1) - Provide and maintained the roof weather tight and free from defects. On the westside of the building there is a large hole in the soffit that it appears to have animals entering and nesting material is visible.
12. Exterior - Westside - SPLC 34.12 (2), SPLC 34.36 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition to properly and safely perform their intended function in accordance with the provisions of the applicable code. The gutters on the westside is full of debris, clean he gutter.

13. Interior - Throughout - SPLC 34.10 (6), 34.34 (5) - Exterminate and control insects, rodents or other pests. Provide documentation of extermination. There were large amounts of mice droppings in the property and staff did see rats. Have a licensed exterminator provide services for extermination and provide documentation of completed work.
14. Interior - Throughout - SPLC 34.08 (1), 34.34 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition. There was open garbage, mice feces and human waste in the basement. Clean all surfaces in an approved manner.
15. Main Level - 2nd Bedroom - MSFC 1030.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exit path. The bunk bed is blocking egress from the emergency egress exit and restricting entry and exiting from the doorway.
16. Main Level - Bathroom - SPLC 34.10 (4), 34.34 (3) - Provide a bathroom floor impervious to water. Repair or replace the floor in an approved manner.
17. Main Level - Bathroom - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. The tub surround has water damage and is black in color.
18. Main Level - Bathroom - SPLC 34.10 (7) - Repair and maintain the cabinets in an approved manner. Repair the cabinets in the bathroom, the door and drawer are missing.
19. Main Level - Bathroom - SPLC 34.11 (1), MSBC 2902.1, SPLC 34.35 (1), MPC 301.1 - Repair or replace and maintain all parts of the plumbing system to an operational condition. The toilet is not properly connected and waste is going into the basement.
20. Main Level - Bedroom 1 - MSFC 1008.1.9.3 - 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 the latch lock hardware from the frame.
21. Main Level - Bedroom 2 - SPLC 34.10 (7), 34.17 (5) - Repair or replace and maintain the woodwork in an approved manner. The bedroom door has been removed and leaned along the bunk bed, repair the door and secure it in the frame.
22. Main Level - Kitchen Pantry - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. Repair the cracks in the kitchen pantry walls in an approved manner.
23. **Throughout - 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. Condemnation is due to, but not limited to: sewer backup with waste on the floor, lack of basic facilities due to the inability to flush toilets, sanitation, visible rats and mice.**
24. 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: brian.schmidt@ci.stpaul.mn.us or call me at 651-266-8981 between 7:30 - 9:00 a.m. Please help make Saint Paul a safer place in which to live and work.

Sincerely,

Brian Schmidt
Fire Safety Inspector
Ref. # 116952

cc: Housing Resource Center
Force Unit