



CITY OF SAINT PAUL

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

Telephone: 651-266-8989
Facsimile: 651-266-9124
Web: www.stpaul.gov/dsi

6345.0

August 29, 2019

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

Thomas R Harrigan
1731 Ivy Ave E
St Paul MN 55106-2235

Dear Sir or Madam:

The Department of Safety and Inspections, Division of Code Enforcement, has determined that the dwelling and premises at **1731 IVY AVE E** is "Unfit for Human Habitation". In accordance with Saint Paul Legislative Code, Chapter 34, Section 23, the premises will be placarded on **August 29, 2019** and ordered vacated no later than **August 30, 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. Fire hazard. The interior of the house constitutes material endangerment. Whenever the dwelling unit, structure, or any portion thereof, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits or access to exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections or heating apparatus, or other cause, is determined by the enforcement officer to be a fire hazard.
 - a.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.
 - b.SPLC 45.03 ELECTRIC COVER PLATES: Provide electrical cover plates to all outlets, switches and junction boxes where missing.
 - c.SPLC 34.14 (2) ELECTRICAL PANEL CLEARANCE: Provide and maintain a minimum of 36 inches clearance in front of all electrical panels.
 - d.SPLC 34.13 EMERGENCY ESCAPE AND RESCUE OPENING: At least one window or door opening in every room used for sleeping purposes shall be openable from the inside and maintained in a professional state of maintenance and repair. Provide and maintain an approved opening 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. REMOVE ALL ITEMS IN FRONT OF AT LEAST ONE WINDOW IN EVERY BEDROOM.
 - e.SPLC 45.03 EXPOSED WIRES: Remove unapproved exposed wiring and repair or replace damaged electrical fixtures. Install in accordance with the electrical code. This work may require a permit(s). Call DSI at (651) 266-9090.
 - f. SPLC 45.03 EXTENSION CORDS: Immediately, discontinue use of frayed, deteriorated, damaged or spliced electrical cords adequate to meet the building's needs. This work may require a permit(s), call DSI at (651) 266-9090. REDUCE OR DISCONTINUE USAGE OF EXCESSIVE CORDS.
 - g.Hazards. Any thing or condition on the property which, in the opinion of the enforcement officer, may contribute to injury of any person present on the property. Hazards, which shall include, but not be limited to, open holes, open foundations, open wells, dangerous trees or limbs, abandoned refrigerators or trapping devices. REMOVE EXCESSIVE STORAGE, CLUTTER, ITEMS, AND STORAGE IN THE HALLWAYS, WALKWAYS, STAIRWAYS, THROUGHOUT THE HOUSE TO PROVIDE AND MAINTAIN A PATHWAY WITH A MINIMUM OF 36 INCHES OF CLEARANCE.
 - h.SPLC 34.09 LOCKS: 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.
 - i. SPLC 45.03 MECHANICAL CLEARANCE: Provide 30 inches clearance around all mechanical equipment including the furnace and water heater.

- j. SPLC 34.13 SLEEPING ROOMS: Sleeping room does not meet light, ventilation or escape requirements. Stop this use of this room or repair to meet sleeping room requirements. REMOVE BED, MAKE SHIFT BED, BEDDING MATERIAL, PILLOWS, BLANKETS, CLOTHING, DRESSERS, CABINETS, ETC AND ALL ITEMS WHICH INDICATE THAT A PERSON IS SLEEPING/LIVING IN THE BASEMENT.
- k. 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. INSTALL A SMOKE DETECTOR IN A CENTRALIZED LOCATION ON EVERY FLOOR.
- l. SPLC 34.08 STORED MATERIALS: It shall be unlawful to accumulate and store building material, lumber, boxes, cartons, portable storage containers, inter modal cargo containers or other containers, machinery, scrap metal, junk, raw material, or fabricated goods. REMOVE EXCESSIVE STORAGE, CLUTTER, ITEMS, AND STORAGE IN THE HALLWAYS, WALKWAYS, STAIRWAYS, THROUGHOUT THE HOUSE.
- 2. Lack of basic facilities. The interior of the house constitutes material endangerment the water has been turned off and the interior of the house lacks a basic facility. Lack of Water Service. Immediately restore water service. Failure to provide water service will result in these premises being declared Unfit for Human Habitation and ordered vacated for lack of this basic facility.
- 3. Unsanitary conditions. The interior of the house constitutes material endangerment. Whenever the dwelling unit, structure or any portion thereof, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, unclean fixtures, accumulation of garbage, refuse or combustibles, or otherwise, is determined by the enforcement officer to be unsanitary, unfit for occupancy or in such an unsound condition that it is likely to cause or harbor sickness or disease.
 - a. SPLC 45.03 INTERIOR SANITATION: The interior shall be maintained in a clean and sanitary condition, free from any accumulation of refuse or garbage. REMOVE OPEN TRASH BAGS, GARBAGE, FULL BLACK TRASH BAGS, EXCESSIVE STORAGE, CLUTTER, ITEMS, AND STORAGE IN THE HALLWAYS, WALKWAYS, STAIRWAYS THROUGHOUT THE HOUSE.
 - b. SPLC 34.12 SUPPLIED EQUIPMENT: 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. INSTALL, REPAIR OR REPLACE THE DEFECTIVE/DETACHED KITCHEN SINK.
 - c. SPLC 34.14 VENTILATION: Provide and maintain a window or approved ventilation system in all bathrooms. Repair or replace non-functioning ventilation system to meet code. Permit may be required.

- d.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.
4. Lacking maintenance; dilapidation. The interior of the house constitutes material endangerment. Whenever the structure, or any portion thereof, because of dilapidation, deterioration or decay; faulty construction; the removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building; the deterioration, decay or inadequacy of its foundation; or any other cause, is likely to partially or completely collapse; or whenever any portion or member or appurtenance thereof is likely to fall, or to become detached or dislodged, or to collapse and thereby injure persons or damage property; or whenever the building has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated as to become an attractive nuisance to children; become a harbor for vagrants or criminals; or enable persons to resort thereto for the purpose of committing unlawful acts.
- a.SPLC 34.10 WALLS: All walls must be maintained in a sound condition and in a professional state of maintenance and repair. PROPERLY INSTALL OR REPAIR THE MISSING WALL BETWEEN THE KITCHEN AND DINING/LIVING ROOM UNDER PERMIT.

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

5. SPLC 34.09 DOOR(S): All doors and its hardware shall be in sound condition and fit within its frame. Doors shall be maintained in a professional state of maintenance and repair. Repair or replace the damaged door, hardware, or frame.
6. 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.
7. SPLC 34.08 VEHICLES: All vehicles must be correctly licensed, operable, secure from unauthorized entry, and parked on an improved surface. Correct violations; store in a garage or remove.

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, Stephan Suon, at 651-331-8273. To arrange an appointment or request an extension of time to complete repairs, you will need to speak directly to the inspector.

Sincerely,

Stephan Suon
Enforcement Officer

ss

cc: Posted to ENS