



CITY OF SAINT PAUL  
*Christopher B. Coleman, Mayor*

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May 14, 2010

Sadie Latuff  
8573 College Tr  
Inver Grove Heights MN 55076-3211

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

RE: 253 ANNAPOLIS ST W  
Ref. # 115400

Dear Property Representative:

Your building was inspected on May 13, 2010.

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 or the building vacated by the re-inspection date.

A re-inspection will be made on or after August 12, 2010.

### **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. Exterior - East Door - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door in good condition.-Repair east exterior door handle.
2. Exterior - House - SPLC 34.09 (1) b,c, 34.32 (1) b,c - Provide and maintain all exterior walls free from holes and deterioration. All wood exterior unprotected surfaces must be painted or protected from the elements and maintained in a professional manner free from chipped or peeling paint.-Repair cracks along exterior stucco walls.

3. Exterior - House - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window frame.- Scrap and paint peeling paint on window sills and trims.
4. Exterior - Light Fixture Covers - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped.-Install missing globe covers on exterior lighting fixtures.
5. Exterior - Multiple Areas - SPLC 34.08 (5), 34.31 (3) - Repair, replace and maintain all exterior surfaces on fences, sheds, garages and other accessory structures free from holes and deterioration. Provide and maintain exterior unprotected surfaces painted or protected from the elements.-Repair and reconnect fencing on southwest side of property. Remove or repair both shacks on property. Scrap and paint both shacks. Repair damaged eave and trim boards.
6. Exterior - Multiple Staircases - SPLC 34.09 (2), 34.32(2) - Repair or replace the unsafe stairways, porch, decks or railings in an approved manner. This work may require a permit(s). Call DSI at (651) 266-9090.-Repair or replace cracks and missing cement in all staircases throughout the property.
7. Exterior - Outlets - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.-Install missing exterior outlets covers on south side of house and on electrical pole attached to bird house pole.
8. Exterior - Retaining Walls - SPLC 34.09 (1) b,c, 34.32 (1) b,c - Provide and maintain all exterior walls free from holes and deterioration. All wood exterior unprotected surfaces must be painted or protected from the elements and maintained in a professional manner free from chipped or peeling paint.-Replace east retaining wall. Repair cracks on all other retaining walls throughout the property. Repair east staircase walls within the staircase.
9. Exterior - Shacks - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window glass.- Replace all broken out windows in both shacks.
10. Exterior - Throughout - SPLC 45.03 (6) - Cut and maintain the grass/weeds less than 8 inches tall.
11. Exterior - Throughout - SPLC 34.09 (3), 34.32 (3) - Provide or repair and maintain the window screen.-Repair or replace all ripped and torn window screens throughout the property.
12. Exterior - Throughout - SPLC 34.08 (2) - Provide and maintain the property grade to slope away from the building to minimize the accumulation of water near the building. This work may require a permit(s). Call DSI at (651) 266-9090.-Repair grading and drainage throughout the property.
13. Exterior - Throughout - SPLC 34.08 (10) - Repair, replace and maintain exterior sidewalks, walkways and stairs.-Repair cracks and holes along the private sidewalk or replace entire sidewalk.

14. GAS SHUT OFF - 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.-Gas meter found locked during inspection. No usage since 2009.
15. 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.
16. SPLC 39.02(c) - Complete and sign the provided smoke detector affidavit and return it to this office.

For an explanation or information on some of the violations contained in this report, please visit our web page at: <http://www.ci.stpaul.mn.us/index.aspx?NID=211>

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: (651-266-8688) and must be filed within 10 days of the date of the original orders.

If you have any questions, email me at: [sean.westenhofer@ci.stpaul.mn.us](mailto:sean.westenhofer@ci.stpaul.mn.us) or call me at 651-266-8982 between 8:00 a.m. - 9:30 a.m. Please help make Saint Paul a safer place in which to live and work.

Sincerely,

Sean Westenhofer  
Fire Inspector  
Ref. # 115400

cc: Housing Resource Center  
Force Unit