



**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](http://www.stpaul.gov/dsi)

May 10, 2013

KENNETH J. HAIDER  
4980 149TH ST N UNIT 4  
HUGO MN 55038-8588

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

RE: 1307 THOMAS AVE  
Ref. # 104194

Dear Property Representative:

Your building was inspected on May 10, 2013, in response to a complaint.

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 until inspected and approved by this office. A full code compliance inspection is required. Contact DSI at 651-266-9090.

**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 - SPLC 34.09 (1) e, 34.32 (1) d - Provide and maintained the roof weather tight and free from defects.
2. Exterior - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door in good condition.
3. Exterior - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window frames.
4. Exterior - SPLC 34.09 (3), 34.32 (3) - Provide or repair and maintain the window screens.
5. Exterior - SPLC 34.08 (1), 34.31 (1) - All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces.
6. Exterior - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window glass.

7. Garage - SPLC 34.16 (2) - Properly dispose all of your garbage in the owner-provided containers.  
-Garage filled with garbage.
8. 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.
9. Garage - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.
10. Garage - MSFC 308.2.1 - No person shall throw or place, or cause to be thrown or placed, a lighted match, cigar, cigarette, matches, or other flaming or glowing substance or object on any surface or article where it can cause an unwanted fire. -Incense left unattended with ashes and embers falling onto combustible carpeting.
11. Interior - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.
12. Interior - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.
13. Interior - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.
14. Interior - MSFC 605.1 -Provide a grounding jumper around the water meter.
15. Interior - NEC 110-26 - Provide and maintain a minimum of 36 inches clearance in front of all electrical panels.
16. Interior - SPLC 34.11, MSBC 2902.1, SPLC 34.17, MSPC 415.0220 - Repair or replace and maintain all parts of the plumbing system to an operational condition.-Repair or replace and maintain an approved private toilet. This work may require a permit(s). Call DSI at (651) 266-9090. Upper unit toilet covered in plastic.
17. Interior - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 4715.0200.C - Provide an approved number and type of plumbing fixtures. -Provide and maintain an approved private tub or shower. This work may require a permit(s). Call DSI at (651) 266-9090.
18. Interior - UMC 1346.703 - Provide 30 inches clearance around all mechanical equipment.
19. Interior - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the floor in an approved manner.
20. Interior - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls in an approved manner.
21. Interior - SPLC 34.10 (7), 34.33 (6) - Repair or replace and maintain the woodwork in an approved manner.
22. Interior - SPLC 34.10 (5), 34.33 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.
23. Interior - 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.
24. Interior - SPLC 34.10 (4), 34.33 (3) - Provide a bathroom floor impervious to water.

25. Interior - SPLC 34.13 (2), (3), SPLC 34.17 (2) - Reduce and maintain the number of occupants. Multiple people found in the unit. People found sleeping in closets, and bed next to furnace.
26. Interior - MSFC 1003.3.1.8 - 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. -Hasp locks on bedroom doors.
27. Interior - SPLC 34.09 (3) i - Repair and maintain an approved one-inch throw single cylinder deadbolt lock.
28. Interior - SPLC 34.09 (3) i - Provide and maintain an approved one-inch throw single cylinder deadbolt lock.
29. Interior - Provide the inspector with a completed and signed Residential Occupancy Affidavit.
30. 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.

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,

A.J. Neis  
Fire Inspection Supervisor  
Ref. # 104194

cc: Housing Resource Center  
Force Unit