



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)

April 18, 2013

ROBLIN INVESTMENTS LLC  
C/O BRUCE SINGER  
4620 BASSETT CREEK LANE  
GOLDEN VALLEY MN 55422-3606

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

RE: 748 TATUM ST  
Ref. # 16306

Dear Property Representative:

Your building was inspected on April 18, 2013.

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 all work is completed and approved by this office. This includes all permits being finalized and approved.**

**A reinspection will be made on or after April 19, 2013. Contact Fire Inspection Supervisor A.J. Neis at 651-266-8992 when all work is completed for inspection prior to reoccupancy.**

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. Entire Building - 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.**

**The entire building has been condemned and ordered vacated due to the following conditions;**

- Water infiltration into the building due to the roof condition is substantially worse, and is now affecting units on the lower floors.**
- Electrical system has been water damaged and must be inspected by a licensed contractor.**
- Smoke detectors have been water damaged and have shorted out.**
- Substantial water abatement is needed to control mold and damage to structural members.**
- Walls, floors, and ceilings are water damaged.**

2. Exterior - Sanitation - SPLC 34.11 (7), 34.34 (4) - Provide additional approved containers or additional pick-ups to meet tenant trash demands. -Trash and mattresses over-flowing near the dumpster. Provide adequate pick up or add a dumpster.

3. Exterior - Throughout - SPLC 34.08 (1), 34.31 (1) - All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces. -Remove all garbage, debris and cigarettes from the exterior of property.

4. Exterior - SPLC 34.09 (1) e, 34.32 (1) d - Provide and maintained the roof weather tight and free from defects. Roof replacement must be inspected, finalized and approved under permit. Contact DSI at 651-266-9090.

5. Hallway - Throughout - MSFC 906.1, MN Stat. 299F.361 - Provide approved fire extinguishers in accordance with the following types, sizes and locations. -Provide one minimum 1A10BC fire extinguisher within each apartment unit or a minimum 2A10BC not be more than 50' travel distance from each apartment entrance. They must be permanently mounted between 3 and 5 feet high in readily visible and easily accessible locations -Replace missing fire extinguisher(s).

6. Interior - Common Areas - SPLC 34.10 (5), 34.33 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition. -Clean common areas including the laundry room. Also vacuum fire extinguisher cabinets that are filled with glass.

7. Interior - Hallway - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window glass. -Repair or replace the large front glass window that is cracked.

8. Interior - Third Floor - MSFC 1028.3 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exitway. -Remove the ladder and debris blocking the third floor fire door.

9. Interior - Throughout - SPLC 34.19 - Provide access to the inspector to all areas of the building.

10. Interior - Throughout - MSMC 504.6 - Provide, repair or replace the dryer exhaust duct. Exhaust ducts for domestic clothes dryers shall be constructed of metal and shall have a smooth interior finish. The exhaust duct shall be a minimum nominal size of four inches (102 mm) in diameter and installed in accordance with the mechanical code. This work requires a permit(s). Call DSI at (651) 266-8989. -Hire a licensed contractor to replace the dryer vents to meet code. Permit required.
11. Interior - Throughout - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls in an approved manner. Water damage.
12. Interior - Throughout - MSFC 315.2 - Remove the storage from attic or other concealed spaces or provide and maintain one hour fire resistive construction on the storage side of attics or other concealed spaces. Storage must not be place on exposed joists. -Remove storage and garbage from under the stairs.
13. Interior - Throughout - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the floor in an approved manner. Water damage.
14. Interior - Throughout - MSFC 703 - Provide, repair or replace the fire rated door and assembly. -Repair all interior fire doors to close as designed.
15. Interior - Throughout - SPLC 34.10 (5), 34.33 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition. -Clean and sanitize all common areas of the building.
16. Interior - Hallway - MSFC 703 - Repair and maintain the required fire resistive construction with approved materials and methods. This work may require a permit(s). Call DSI at (651) 266-9090.-Improperly installed security camera. Cables have penetrated the fire wall.
17. Interior - Throughout - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the ceilings in an approved manner. Water damage.
18. Unit 2 - SPLC 34.09 (3) i - Repair and maintain an approved one-inch throw single cylinder deadbolt lock.
19. Units 3 and 5 - Throughout - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped.
20. 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.
21. SPLC 39.02(c) - Complete and sign the provided 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: [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 Inspector  
Ref. # 16306

cc: Housing Resource Center  
Force Unit  
Vacant Buildings  
Leanna Shaff, Fire Inspection Supervisor  
Phil Owens, Assistant Fire Marshal  
Marcia Moermond, Legislative Hearing Officer  
Tovah Flygard, SMRLS