



June 28, 2024

S R SCHWARTZ
2393 LAKE ELMO AVE N
LAKE ELMO MN 55042

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

RE: 1105 PAYNE AVE
Ref. # 12860

Dear Property Representative:

Your building was inspected on June 28, 2024.

The commercial portion of this 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. 1 COMMERCIAL SPACE - SPLC 34.23, MSFC 111.1 - This occupancy is condemned as unsafe or dangerous. This occupancy must not be used until re-inspected and approved by this office. Space is condemned for Assembly use and cannot be occupied for that purpose effective immediately. Immediately remove all items used for assembly purposes.-

2. COMMERCIAL SPACE - MSBC 1300.022 Subp. 3 - The occupancy group or use division of this building has been changed from that previously approved. Discontinue the unapproved occupancy or use or contact the Building Official at 651-266-8989 with your code analysis and to comply with requirements for approved occupancy.-Approved use is a Business (B) occupancy and space has been converted to an Assembly (A-2) occupancy.
3. COMMERCIAL SPACE - SPLC 310.02 - Use of this property does not conform to licensing ordinance.-Discontinue selling and serving alcohol.
4. SPLC 39.02(c) - Complete and sign the smoke alarm 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: leanna.shaff@ci.stpaul.mn.us or call me at 651-266-8980 between 7:30 - 9:00 a.m. Please help make Saint Paul a safer place in which to live and work.

Sincerely,

Leanna Shaff
Fire Safety Inspector
Ref. # 12860

cc: Housing Resource Center
Force Unit