



May 10, 2024

Laiyun Yan
11536 Dunkirk Ct Ne
Blaine MN 55449-6788

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

RE: 680 GREENBRIER ST
Ref. # 10865

Dear Property Representative:

Your building was inspected on May 9, 2024.

The carriage house 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.

A reinspection will be made on June 10, 2024 at 10:30 a.m.

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. 2nd floor - MSFC 705.1 - Provide, repair or replace the fire rated door and assembly. The minimum rating must be: 1 hour. Fire door at the top of the rear stairs to the second floor binds in frame.

2. 2nd floor - MN Stat. 299F.362, MSFC 1103.8 Immediately provide and maintain a smoke alarm located outside each sleeping area. Hallway smoke alarm beeping.
3. Basement - NEC 110.26 - Provide and maintain a minimum of 36 inches clearance in front of all electrical panels. Dryer blocks electrical panel.
4. Basement - SPLC 34.12 (2), SPLC 34.36 (1) - 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.- Inoperable washer, dryer and freezer in basement.
5. Basement - MFGC 503 - Provide, repair or replace the fuel equipment vent or vent liner to develop a positive flow adequate to convey all products of combustion to the outside. This work shall require a permit(s). Call DSI at (651) 266-8989.-Water heater vent is pitched downward. Fire caulking at chimney not complete.
6. Basement Door - MSFC 1010.1.9 - Remove unapproved locks from the exit doors. The door must be openable from the inside without the use of keys or special knowledge or effort.
Double key lock needs a thumb turn on stairwell side so no one can get locked in basement.
7. Basement to exterior - SPLC 34.09 (3), 34.33(2) - Repair or replace the unsafe stairways, porch, decks or railings in an approved manner. Every stair, porch and deck shall be constructed safely and shall be capable of supporting imposed loads as determined in the building code and shall be kept in a professional state of maintenance and repair with proper anchorage. This work may require a permit(s). Call DSI at (651) 266-8989.-Storm door structure assembly deteriorated and improperly supported/ attached to building.
8. Bedrooms - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window frame.
Repair bedroom windows that are hard to open or do not stay open.
9. Bedrooms Screens - SPLC 34.09 (4), 34.33 (3) -All screens shall be maintained in a professional state of maintenance and repair.
10. Carriage house - 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.
11. Carriage house - SPLC 62.101 - Use of this property does not conform to zoning ordinance. Discontinue unapproved use. Discontinue: Carriage house used as 12 unit rooming house.

12. **Carriage house - SPLC 34.23, MSFC 111.1 - This occupancy is condemned as unfit for human habitation. (2) Illegal occupancy. If any dwelling unit, structure or any part thereof is occupied by more occupants than provided by this chapter or is erected, altered or occupied contrary to law, the unit, structure or part thereof shall be deemed an unlawful structure and the enforcement officer shall cause the unit or structure vacated. It shall be unlawful to occupy such unit or structure until it or its occupation, as the case may be, has been made to conform to the law.-Carriage house has been converted to a 12 unit rooming house without Zoning and Building approval.**
13. Doorway at dining room/kitchen - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner. Subfloor is soft. Tiles are cracked and broken.
14. Email Report - MSFC 907.8, NFPA 72 14.3.1 - Provide required annual maintenance of the fire alarm system by a qualified person and provide written documentation to this office as proof of compliance.
15. 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.
16. Garage - SPLC 62.101 - Use of this property does not conform to zoning ordinance. Discontinue unapproved use or call DSI Zoning at (651) 266-8989 to convert to legal use. Discontinue: Per the property representative, the garage is rented to another party for storage space.
17. Garage - SPLC 34.19 - Provide access to the inspector to all areas of the building.
18. House - SPLC 34.09 (2)(a), 34.33 (1)(a) - Provide and maintain foundation elements to adequately support this building at all points. Rim at top of foundation wall severely rotted on the south side.
19. House - SPLC 34.09 (1)(2)(a), 34.33 (1)(b) - 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.
20. Kitchen Hood - MSFC 607.3.3 - Contact a qualified hood and duct cleaning service company to clean and service grease duct vent for commercial cooking equipment. Provide documentation as proof of compliance. Maintain venting system in a clean and sanitary condition.
Marked 2-7-2022
21. Kitchen Hood - MSFC 904.12.5.2 - Provide required six month service of the hood and duct fire suppression system. Provide documentation from qualified contractor. Tagged March 2023, over-due.

22. Multiple locations - MSFC 701.5 -The fire door must not be obstructed or impaired from its proper operation at any time.-Remove door stops from fire doors.
23. Office - MSFC 604.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.
24. Office - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. Wall has been opened to run wiring.
25. Room 5 - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner. Subfloor in north corner soft.
26. Rooming units - MSFC 505.1 - Provide room numbers on the rooming unit doors.- Missing in multiple locations
27. 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. # 10865