



324.0

May 01, 2023

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

Philip A Johnson/Arlene Johnson  
693 Cook Ave E  
St Paul MN 55106-3102

Dear Sir or Madam:

The Department of Safety and Inspections, Division of Code Enforcement, has determined that the dwelling and premises at **693 COOK AVE E** is "Unfit for Human Habitation". In accordance with Saint Paul Legislative Code, Chapter 34, Section 23, the premises will be placarded on **May 1 2023** and ordered vacated no later than **May 1 2023**.

Your attention is called to the following provisions of Section 34.23, Subsection 6 entitled, *Vacation of Structure or Unit*:

**"Any dwelling unit, structure or portion thereof which has been condemned or placarded as unfit for occupancy shall be vacated within the time set forth in the placard and/or order. No person shall occupy or let for occupancy any structure which is condemned."**

**THIS DWELLING SHALL NOT AGAIN BE USED FOR HUMAN HABITATION UNTIL WRITTEN APPROVAL IS SECURED FROM THE CITY OF SAINT PAUL; DEPARTMENT OF SAFETY AND INSPECTIONS, DIVISION OF CODE ENFORCEMENT.**

**Principle Violations:** These deficiencies must be corrected before this condemnation and vacate order will be removed.

1.SPLC 34.23. - **CONDEMNATION:** This occupancy is condemned as unsafe or dangerous. It constitutes a condition of material endangerment to occupants and emergency personnel. The interior of the home has an excessive amount of storage and trash throughout the house. Inspector found the home with counters cluttered, storage on top of the stove and unsanitary conditions throughout the house. This is also a fire hazard due to the excessive combustibles.

2.SPLC 34.15 **CARBON MONOXIDE ALARM:** Immediately provide and maintain an approved Carbon Monoxide Alarm in a location within ten (10) feet of each sleeping area. Installation shall be in accordance with manufacturer's instructions.

PLEASE INSTALL A CARBON MONOXIDE DETECTOR WITHIN TEN FEET OF ALL SLEEPING ROOMS. FOR ASSISTANCE INSTALLING THE CARBON MONOXIDE DETECTOR PLEASE CALL PROJECT SAFE HAVEN AT 651 228-6273. THANK YOU

3.SPLC 34.10 **CEILINGS:** All ceilings must be maintained in a sound condition and in a professional state of maintenance and repair.

PLEASE REPAIR OR REPLACE THE EXCESSIVE AMOUNT OF MISSING PLASTER AND SHEETROCK ON THE CEILINGS AS NEEDED THROUGHOUT THE ENTIRE HOUSE. THANK YOU!

4.SPLC 45.03 **COMBUSTIBLE MATERIALS:** Immediately remove and discontinue excessive accumulation of combustible materials.

PLEASE REMOVE ALL EXCESSIVE STORAGE AND COMBUSTIBLE ITEMS FROM ON TOP AND NEAR THE STOVES. THANK YOU!

5.SPLC 33.03 (c) **DRYER VENTING:** 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 may require a permit(s). Call DSI at (651) 266-8989.

FLEXIBLE DUCT IS NOT AN APPROVED MATERIAL FOR DRYER VENTS. PLEASE REPLACE VENT WITH APPROVED MATERIALS TO MEET CODE OR REMOVE CLOTHES DRYER AND CAP THE GAS LINE. **THIS WORK REQUIRES A PERMIT.** THANK YOU!

6.SPLC 45.03 **EXTENSION CORDS:** Immediately, discontinue use of frayed, deteriorated, damaged, or spliced electrical cords adequate to meet the building's needs. This work may require a permit(s), call DSI at (651) 266-9090.

PLEASE REMOVE ALL EXTENSION CORDS THROUGHOUT THE ENTIRE HOUSE. THANK YOU!

7.SPLC 45.03 **INTERIOR SANITATION:** The interior shall be maintained in a clean and sanitary condition, free from any accumulation of refuse or garbage.

PLEASE REMOVE AND PROPERLY DISPOSE OF ALL EXCESSIVE STORAGE AND TRASH THROUGHOUT THE ENTIRE HOUSE. THANK YOU!

8.SPLC 34.15 **SMOKE DETECTOR:** The occupant of a dwelling unit must inform the owner of the dwelling unit of a nonfunctioning smoke detector within 24 hours of discovering that the smoke detector in the dwelling unit is not functioning. Smoke detector may not be tampered with or disabled at any time. Immediately provide and maintain a smoke detector located outside each sleeping area.

PLEASE INSTALL A SMOKE DETECTOR IN A CENTRALIZED LOCATION ON THE FIRST FLOOR. FOR ASSISTANCE INSTALLING THE SMOKE DETECTOR PLEASE CALL PROJECT SAFE HAVEN AT 651 228-6273. THANK YOU!

9.SPLC 45.03 **STORAGE:** Provide and maintain orderly storage of materials. Provide and maintain at least 2 feet clearance below the lowest structural member or the ceiling.

PLEASE REMOVE AND PROPERLY DISPOSE OF THE EXCESSIVE STORAGE AND TRASH THROUGHOUT THE ENTIRE HOUSE. THANK YOU!

10.SPLC 34.10 **WALLS:** All walls must be maintained in a sound condition and in a professional state of maintenance and repair.

PLEASE REPAIR OR REPLACE THE EXCESSIVE AMOUNT OF MISSING PLASTER AND SHEETROCK ON THE WALLS AS NEEDED THROUGHOUT THE ENTIRE HOUSE. THANK YOU!

11.SPLC 45.03 **EXPOSED WIRES:** Remove unapproved exposed wiring and repair or replace damaged electrical fixtures. Install in accordance with the electrical code. This work may require a permit(s). Call DSI at (651) 266-9090.

PLEASE REMOVE ALL HANGING WIRES THROUGHOUT THE ENTIRE HOUSE AND PLEASE REMOVE THE REMOVE THE ALARM CLOCK CORDS FROM THE BATHROOMS THAT ARE NEXT TO THE WATER SOURCE THIS IS A HAZARD. THANK YOU

12.SPLC 34.09 **DOOR(S):** All doors and its hardware shall be in sound condition and fit within its frame. Doors shall be maintained in a professional state of maintenance and repair. Repair or replace the damaged door, hardware, or frame.

PLEASE REPLACE THE MISSING DOOR KNOB ON THE FRONT DOOR. THANK YOU!

13.SPLC 33.03 **PLUMBING:** Repair or replace and maintain all parts of the plumbing system to an operational condition. Permits may be required.

PLEASE REPAIR, REMOVE OR REPLACE THE SECOND FLOOR KITCHEN SINK AND REPAIR OR REPLACE THE MISSING BATHTUB FAUCET. **PERMIT MAY BE REQUIRED.** THANK YOU!

14.SPLC 34.12 **SUPPLIED EQUIPMENT:** Repair and maintain all required and supplied equipment in an operative and safe condition to perform their intended function properly and safely in accordance with the provisions of the applicable code.

PLEASE REPAIR THE LIGHT FIXTURES AS NEEDED THROUGHOUT THE ENTIRE HOUSE THAT ARE NOT OPERABLE. ALL LIGHT FIXTURES SHOULD PERFORM THEIR INTENDED FUNCTION. THANK YOU!

**Other Violations:** These deficiencies must be corrected in order to bring this property into compliance with the Saint Paul Legislative Code.

15.SPLC 34.09 **WINDOWS:** Repair and maintain the window in good condition including the glass, sash, frame, and screens. Windows shall be without cracks or holes, sashes shall be in sound conditions, the window shall be easily opened and maintain the open position. All screens shall be maintained in a professional state of maintenance and repair.

PLEASE REPAIR OR REPLACE THE ROTTING WINDOWS AS NEEDED THROUGHOUT THE EXTERIOR OF THE HOUSE. THANK YOU! **PERMIT MAY BE REQUIRED.**

Authorization to reoccupy this/these dwelling unit(s) will not be given until it is demonstrated that all principal violations have been corrected and that no new conditions exist which could constitute material endangerment or which threaten the peace, health, safety or welfare of the occupants of this building.

All repairs and new installations must be made in accordance with the appropriate codes. Permit information may be obtained from the Building Inspection and Design Section, 375 Jackson Street, Suite 220, (651) 266-8989.

You may file an appeal to this notice by contacting the City Clerk's Office at (651) 266-8585. Any appeal must be made in writing within 10 days of the date of this notice.

It is the responsibility of the property owner to keep all buildings secured and to properly maintain the premises at all times.

**If you have any questions concerning this matter, please contact the Inspector, Willie Williams, at 651-266-1942. To arrange an appointment or request an extension of time to complete repairs, you will need to speak directly to the inspector.**

Sincerely,

**Willie Williams**  
Enforcement Officer

ww

cc: Posted to ENS