



CITY OF SAINT PAUL  
*Christopher B. Coleman, Mayor*

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Saint Paul, Minnesota 55101-1806

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October 14, 2011

MICHAEL SEVERIN  
4134 MEADOWLARK WAY  
EAGAN MN 55122-1779

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

RE: 367 CHARLES AVE  
Ref. # 104214

Dear Property Representative:

Your building was inspected on October 13, 2011.

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 or the building vacated by the re-inspection date.

**A re-inspection will be made on October 31, 2011 at 1:30 PM.**

**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. Basement - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.
2. Basement - MSFC 605.1 - Remove unapproved exposed wiring and install in accordance with the electrical code. This work may require a permit(s). Call DSI at (651) 266-9090.

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3. Basement - SPLC 34.10 (1) - Abate and maintain the basement reasonably free from dampness and free of mold and mildew.
4. Exterior - Front - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door in good condition.
5. Exterior - Rear - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door in good condition.
6. Exterior - SPLC 34.09 (1) e, 34.32 (1) d - Provide and maintained the roof weather tight and free from defects.-Repair and paint damaged fascia.
7. Exterior - SPLC 34.09 (3), 34.32 (3) - Provide or repair and maintain the window screens.
8. Exterior - SPLC 34.08 (3) - Provide and maintain suitable ground cover on all exterior areas to control erosion.
9. Interior - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped.
10. Lower Unit - Bathroom - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the ceiling in an approved manner.-Repair or replace the damaged or deteriorated ceiling.
11. Lower Unit - Kitchen - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door in good condition. The door leading to the common area has a double keyed deadbolt and is not locked.-Provide key to occupants to allow the door to be locked for security or provide an approved means for the door to be locked.
12. Lower Unit - Living Room - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the walls in an approved manner.-Repair or replace the damaged or deteriorated wall coverings.
13. Lower Unit - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.
14. Lower Unit - SPLC 34.10 (4), 34.33 (3) - Provide a bathroom floor impervious to water.
15. Lower Unit - SPLC 33.05 - Uncertified portions of the building must not be occupied until inspected and approved by this office.
16. Porch - SPLC 34.09 (2), 34.32(2) - Repair or replace the damaged guardrail in an approved manner. This work may require a permit(s). Call DSI at (651) 266-9090.
17. Rear Stairwell - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the ceiling in an approved manner.-Repair or replace the damaged or deteriorated ceiling.
18. Rear Stairwell - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the walls in an approved manner.-Repair or replace the damaged or deteriorated wall coverings.

19. Rear Stairwell - SPLC 34.11 (4), 34.34 (1), MPC 4515, MPC 326 - Connect or cap the sewer piping in accordance with the plumbing code. This work **requires** a permit. Contact DSI at 651-266-8989.
20. Rear Stairwell - MFGC 501.2 - Provide, repair or replace the fuel equipment vent to develop a positive flow adequate to convey all products of combustion to the outside. This work **will** require a permit(s). Call DSI at (651) 266-9090. -Water heater.
21. Rear Stairwell - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door in good condition.
22. Rear Stairwell - MSFC 1011.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exitway.
23. Upper Unit - Bathroom - 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. -Repair holes that are covered with cardboard under the sink.
24. Upper Unit - Kitchen - SPLC 34.11 (4), 34.34 (1), MPC 4715.022.E - Repair and maintain sewer vent. This work will require a permit. Contact DSI at 651-266-8989. -The sink drain is not vented properly.
25. Upper Unit - Kitchen - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work requires a permit(s). Call DSI at (651) 266-9090. -Repair outlet that has reversed polarity.
26. Upper Unit - Kitchen - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the floor in an approved manner.
27. Upper Unit - North Bedroom - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door in good condition.
28. Upper Unit - North Bedroom - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.-This detector may be located inside the bedroom.
29. Upper Unit - South Bedroom - MSFC 102.1.1 - Existing building features - application. Existing construction and design features that exceed the requirements for existing structures or facilities but are less than the requirements for new structures or facilities shall not be further diminished. Existing construction and design features that exceed the requirements for new structures or facilities are allowed to be removed. -Replace missing battery operated smoke detector.
30. Upper Unit - SPLC 34.11 (6) - Provide and maintain a minimum of 68 degrees F in all habitable rooms at all times.-The upper unit has only one heat source which is a wall mounted gas heater located in the living room.

31. Upper Unit - MSFC 603.5 - Heating appliances shall be installed and maintained in accordance with the manufacturer's instructions, IBC, IMC, IFGC, and the ICC Electrical Code.
32. Upper Unit - MN Rules 1300.0180 - Immediately discontinue use of unsafe heating appliance until repaired or replaced by a licensed contractor. This work may require a permit(s). Call DSI at (651) 266-9090. Red tags may not be removed except by fire department inspector.-Wall mounted gas heater.
33. Upper Unit - MSFC 605.1 - Abatement of Electrical Hazards - Identified electrical hazards shall be abated. Electrical wiring, devices, appliances and other equipment that is modified or damaged and constitutes an electrical shock or fire hazard shall not be used. -Remove plastic tape from around the electrical panel.
34. Upper Unit - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window sash.-Repair sash cords or provide an approved means for openable windows to remain open.
35. Upper Unit - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window in good condition.-Repair window glazing.
36. Upper Unit - SPLC 34.14 (2) (b) - Provide an additional outlet.-North Bedroom.
37. Upper Unit - SPLC 34.10 (4), 34.33 (3) - Provide a bathroom floor impervious to water.
38. Upper Unit - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the cabinets in an approved manner.
39. Upper Unit - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-9090. -Repair non-grounded and loose three prong outlets throughout the unit.
40. Upper Unit - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.
41. SPLC 34.11 (6), 34.34 (3) - Provide service of heating facility by a licensed contractor which must include a carbon monoxide test. Submit an approved completed copy of the Saint Paul Fire Marshal's Existing Fuel Burning Equipment Safety Test Report to this office.
42. SPLC 39.02(c) - Complete and sign the smoke detector affidavit and return it to this office.
43. SPLC 34.23, MSFC 110.1 - This occupancy is condemned as unfit and unsafe for human habitation. This occupancy must not be used until re-inspected and approved by this office. **-Property must be vacated or in compliance by 10/31/2011 at 1:30 PM.**

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: (651-266-8688) and must be filed within 10 days of the date of the original orders.

If you have any questions, email me at: [william.beumer@ci.stpaul.mn.us](mailto:william.beumer@ci.stpaul.mn.us) or call me at 651-266-8991 between 7:30 - 9:00 a.m. Please help make Saint Paul a safer place in which to live and work.

Sincerely,

William Beumer  
Fire Inspector  
Ref. # 104214