



CITY OF SAINT PAUL

375 Jackson Street, Suite 220
Saint Paul, Minnesota 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-8951
Web: www.stpaul.gov/dsi

October 17, 2019

Erik Koda
45158 Sagewind Ct
Temecula CA 92592-6518

NOTICE OF CONDEMNATION UNFIT FOR HUMAN HABITATION ORDER TO VACATE

RE: 293 HARRISON AVE
Ref. # 114489

Dear Property Representative:

Your building was inspected on October 16, 2019.

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. The legislative hearing officer will determine the next re-inspection time at the next hearing on October 22, 2019.

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 1103.8 Single and multiple-station smoke alarms shall be installed in hallways outside sleeping rooms. On each level and in basements. On ceiling or wall (less than 12 inches below ceiling). The smoke detector is not working in the basement, Provide a working smoke detector for the basement. **Updated 10/16/19**

2. Basement - SPLC 34.11 (1), MSBC 2902.1, SPLC 34.35 (1), MPC 301.1 - Repair or replace and maintain all parts of the plumbing system to an operational condition. The water supply line for the toilet is leaking at a soldier joint, repair the leak in an approved manner. The sewer stack in the basement is leaking, there is a green substance running down the pipe and collecting on the floor. **Updated 10/16/19**
3. Bathroom - SPLC 34.10 (7) - Repair and maintain the cabinets in an approved manner. The bathroom vanity cabinet has water damage to the bottom of the cabinet and a hole has rotted through the bottom of it. **Updated 10/16/19**
4. Bedroom - MSFC 1030.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exit path. Vines are growing over the window openings, Remove the vines that are creating an obstruction for egress. **Updated 10/16/19**
5. Bedroom - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window frame. The sill has a large crack that runs the entire length of the sill, repair the sill in an approved manner or replace the window. **Updated 10/16/19**
6. Bedroom - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner. The flooring in the bedroom is heavily stained, large hole in the carpeting and the edge has been damaged, repair or replace the carpeting in an approved manner. **Updated 10/16/19**
7. Bedroom - SPLC 34.10 (7), 34.17 (5) - Repair or replace and maintain the woodwork in an approved manner. The bedroom door is not secured, the hinges are loose and needs to be secured. **Updated 10/16/19**
8. Exterior - Porch - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition. The window has been boarded up because of damage, repair in an approved manner. **Updated 10/16/19**
9. Exterior Front - SPLC 34.09 (3), 34.33(2) - Repair or replace the unsafe stairways, porch, decks or railings in an approved manner. This work may require a permit(s). Call DSI at (651) 266-8989.-There is a large crack in the side of the concrete stairs, repair in an approved manner. **Updated 10/16/19**
10. Exterior Rear - SPLC 34.33 (3) - Repair and maintain the door in good condition. The screen door on the exterior of the porch has been damaged and is bent outward, repair, replace or remove. **Updated 10/16/19**
11. Exterior Rear - SPLC 34.08 (7) - All parking spaces shall be paved with asphalt, concrete, or durable dustless surfacing. Before any existing spaces may be paved, site plan approval must be obtained as specified in the St. Paul Zoning Code. Contact DSI Zoning at 651-266-8989. The concrete driveway has deteriorated and in need of repair or replacement. **Updated 10/16/19**

12. Garage Exterior - 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. The garage has peeling paint, rotting soffits that is need of repair in an approved manner. **Updated 10/16/19**
13. House Exterior - SPLC 34.09 (2), 34.33 (1) - Provide and maintained the roof weather tight and free from defects. The soffits have rotting wood, peeling paint and missing is missing the drip edge with multiply layers of shingles. Make repairs in an approved manner. **Updated 10/16/19**
14. Interior - Throughout - SPLC 34.08 (1), 34.34 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition. Clean all surfaces, the carpet is heavily stained, dirt on walls and large cobwebs. **Updated 10/16/19**
15. Interior - 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. Electricity and gas is disconnected since July 9, 2019. Restore utilities or property is condemned by August 26, 2019.
16. Interior Throughout - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. Repair all damage to the walls in an approved manner. **Updated 10/16/19**
17. Kitchen - MSFC 901.6 - Provide required annual maintenance of the fire extinguishers by a qualified person and tag the fire extinguishers with the date of service. The fire extinguisher needs to be serviced, replaced or removed. **Updated 10/16/19**
18. SPLC 39.02(c) - Complete and sign the 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: brian.schmidt@ci.stpaul.mn.us or call me at 651-266-8981 between 7:30 - 9:00 a.m. Please help make Saint Paul a safer place in which to live and work.

Sincerely,

Brian Schmidt
Fire Safety Inspector
Ref. # 114489

cc: Housing Resource Center
Force Unit