



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](http://www.stpaul.gov/dsi)

January 6, 2020

Edward Devalerio  
1063 WILSON AVE  
ST PAUL MN 55106USA

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

RE: 702 WILSON AVE  
Ref. # 125759

Dear Property Representative:

Your building was inspected on January 3, 2020.

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 reinspection will be made on January 13, 2020 at 11:00AM.

**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. Throughout - SPLC 34.23, MSFC 110.1 - This occupancy is condemned as unsafe or dangerous. This occupancy must not be used until re-inspected and approved by this office.

**Condemnation of the occupancy is due to, but not limited to: Electrical hazards, plumbing hazards, basement structural hazards and leaking roof.**

An Equal Opportunity Employer

2. Basement - Laundry Room - MMC 504.6 - 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.  
-Dryer vent made out of improper material. Seals must also have vent tape.
3. Basement - Laundry Room - 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.  
-Laundry tub drain disconnected.
4. Basement - Sewer Line - SPLC 34.11 (4), 34.35 (1), MPC 708.1- Connect or cap the sewer piping in accordance with the plumbing code.  
-Open sewer line, laundry hose leading to it with tape wrapped around it.
5. Basement - Stairway - SPLC 34.10 (3), 34.34(2) - Provide an approved handrail. The top of the handrail must be between 34 and 38 inches above the treads and run the entire length of the stair.  
-No handrail on stairs leading to the basement.
6. Basement - Stairway - SPLC 34.10 (3), 34.34(2) - Repair or replace the unsafe stairway in an approved manner.  
-Temporary pre-fab stairway leading to basement.
7. Basement - Throughout - SPLC 34.09 (2), 34.33 (3) - Provide and maintain foundation elements to adequately support this building at all points.  
-Multiple post jacks throughout the basement on unapproved material and show no signs of footings.
8. Basement - Throughout - SPLC 34.10 (1) - Abate and maintain the basement reasonably free from dampness and free of mold and mildew.  
-Standing water found on floor of the basement.
9. Basement - Laundry Room - MSFC 703.1 - Repair and maintain the required fire resistive construction with approved materials and methods. This work may require a permit(s). Call DSI at (651) 266-8989.  
-Plastic on ceiling is not fire retardant.
10. Basement - NEC 440.13 - For cord-connected equipment such as: room air conditioners, household refrigerators and freezers, drinking water coolers, and beverage dispensers, a separable connector or an attachment plug and receptacle shall be permitted to serve as the disconnecting means. The appliance must plug directly into a permanent outlet.  
-Freezer plugged into an extension cord.

11. Basement - Electrical Panel - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.  
-Dead front cover missing on electrical panel.
12. Exterior - Front Door - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.  
-Light at the front door is broken.
13. Exterior - Roof - SPLC 34.09 (2), 34.33 (1) - Provide and maintained the roof weather tight and free from defects.  
-Roof is leaking. Tarp covering holes, soffits and fascia deteriorated. Tubs in attic collecting water.
14. Exterior - SPLC 34.09 (1)(2), 34.33 (1) - 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.  
-Foam board covering holes in exterior. Paint is chipped and peeling, rotted and deteriorated wood.
15. Main Level - Bedroom - 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) 266-8989.  
-Exposed wiring for the ceiling lamp.
16. Main Level - Bedroom - SPLC 34.10 (7), 34.17 (5) - Repair or replace and maintain the woodwork in an approved manner.  
-Missing trim around bedroom door.
17. Main Level - Off Kitchen - MSBC -Section 105.1 - Permits Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Work being done require permits.  
-Additional bedroom found to be made not under building permit. Electrical work done without electrical permit.
18. Main Level - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner.  
-Unfinished walls.
19. Multiple Locations - MSFC 605.4 - Discontinue use of all multi-plug adapters.  
-Multi-plug found in the kitchen and second level living room.
20. Multiple Locations - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.

21. Multiple Locations - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner.  
-Holes in the ceiling.
22. Multiple Locations - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.  
-No smoke alarms outside bedrooms throughout the property. Short orders were written to provide smoke alarms by 1/6/2020 at 3:00PM.
23. Multiple Locations - MN State Statute 299F.50 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 manufacturers instructions.  
-No carbon monoxide alarms found.
24. Side Entry Door - MSFC 1008.1.9.3 - Remove unapproved locks from the unit doors. The door must be openable from the inside without the use of keys or special knowledge or effort.  
-Metal bar on the interior entry side door.
25. Throughout - MSFC 315.3 - Provide and maintain orderly storage of materials.
26. Upstairs - Bedroom - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.  
-Electrical fixture hanging by the wires.
27. Upstairs - Porch - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner.  
-Porch ceiling has water damage.
28. Upstairs - Bathroom - SPLC 34.14 (3), MPC 4714.01 (T) - Provide and maintain a window or approved ventilation system in all bathrooms.  
-No fan or openable window.
29. Upstairs - Bedroom - MSFC 1030.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exit path.  
-Blocked egress window.
30. 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: [adam.powers@ci.stpaul.mn.us](mailto:adam.powers@ci.stpaul.mn.us) or call me at 651-266-8982 between 7:30 - 9:00 a.m. Please help make Saint Paul a safer place in which to live and work.

Sincerely,

Adam Powers  
Fire Safety Inspector  
Ref. # 125759

cc: Housing Resource Center  
Force Unit