



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street., Suite 220
Saint Paul, MN 55101-1806

Telephone: 651-266-8989
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335.0

March 20, 2017

NOTICE OF CONDEMNATION AS UNFIT FOR HUMAN HABITATION AND ORDER TO VACATE

Michael L Kelleher
2137 Wellesley Ave
St Paul MN 55105-1234

Dear Sir or Madam:

The Department of Safety and Inspections, Division of Code Enforcement, has determined that the dwelling and premises at **2137 WELLESLEY AVE** is "Unfit for Human Habitation". In accordance with Saint Paul Legislative Code, Chapter 34, Section 23, the premises will be placarded on **March 20, 2017** and ordered vacated no later than **March 20, 2017**.

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

"Any residential structure or residential unit which has been condemned or placarded as unfit for human habitation shall be vacated within the time set forth in the placard and/or order. It shall be unlawful for any person to let to any person for human habitation any structure or unit so condemned or placarded, and no person shall occupy the structure or unit after the date set forth in the placard and/or notice."

**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. CONDEMNATION: The interior of the house constitutes material endangerment. The interior of home has no water and no heat.
2. Lack OF WATER: Immediately restore water service and repair plumbing system under permit to meet code.
3. LACK OF HEAT: Provide and maintain a minimum of 68 degrees F in all habitable rooms at all times. Heating system shall be repaired or replaced under permit to meet code.
4. HOT WATER: Provide adequate hot water between 120 degrees F and 130 degrees F.
5. ELECTRIC SYSTEM. Immediately repair electrical service. Electric system has loose and open junction boxes and does not meet code. Repair or replace under permit to meet code.

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

6. INTERIOR WALLS: The interior walls are defective. Repair all wall defects and finish in a professional manner.
7. INTERIOR CEILINGS: The interior ceilings are defective. Repair all ceiling defects and finish in a professional manner.
8. INTERIOR FLOORS: The floor coverings are deteriorated or inadequate. Replace all damaged floor coverings throughout.
9. EXTERIOR WALLS. The exterior walls and/or trim of the house and/or garage has defective, peeled, flaked, scaled or chalking paint or has unpainted wood surfaces, or . Scrape and repaint to effect a sound condition in a professional manner.
10. EAVES/SOFFITS. The eaves and soffits are in a state of disrepair or deterioration. Repair all defects, holes, breaks, loose or rotting boards, to a professional state of maintenance. 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) 266-8688. 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, Lisa Martin, at 651-266-1940. To arrange an appointment or request an extension of time to complete repairs, you will need to speak directly to the inspector.

Sincerely,

Lisa Martin
Enforcement Officer

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c: Posted to ENS

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