



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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March 11, 2015

JEFFERY A EBERHARDT
664 HAWTHORNE AVE E
ST PAUL MN 55106

NOTICE OF CONDEMNATION UNFIT FOR HUMAN HABITATION ORDER TO VACATE

RE: 1551 RUTH ST N
Ref. # 109107

Dear Property Representative:

Your building was inspected on March 11, 2015.

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 March 23, 2015 at 3:00 P.M.

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 - GYPSUM BOARD WALLS - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls in an approved manner. -GYPSUM BOARD WALLS IN BASEMENT SHOW EVIDENCE OF WATER DAMAGE.

2. BASEMENT - THROUGHOUT - 1 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.-FOR SEWAGE BACK-UP IN BASEMENT, BASEMENT DOOR POSTED AS CONDEMNED.
3. EXTERIOR - FRONT ENTRY DOOR - SPLC 34.09 (3) i - Provide and maintain an approved one-inch throw single cylinder deadbolt lock.-FOR FRONT ENTRY DOOR.
4. EXTERIOR - GARAGE - 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.-GARAGE PAINT IS PEELING. FENCE AND GATE AROUND PROPERTY ARE MISSING PANELS AND LATCH TO HOLD GATE SHUT.
5. EXTERIOR - GARAGE - SPLC 34.19 - Provide access to the inspector to all areas of the building.-TENANT DID NOT HAVE/ALLOW ACCESS TO GARAGE, INDICATED OWNER HAS KEYS FOR THIS.
6. EXTERIOR - GARAGE - 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.-PAINT ON GARAGE IS PEELING; SHINGLES ON GARAGE ARE CRACKED, WEATHERED, PEELING BACK; GARAGE SERVICE DOOR AND KNOB ARE DAMAGED.
7. EXTERIOR - ROOFING ON DWELLING AND GARAGE - SPLC 34.09 (1) e, 34.32 (1) d - Provide and maintained the roof weather tight and free from defects.-SHINGLES ON BOTH DWELLING ARE PEELING BACK, SHOW SIGNIFICANT WEATHERING, CRACKED AND DAMAGED.
8. EXTERIOR - THROUGHOUT - SPLC 34.08 (2) - Provide and maintain the property grade to slope away from the building to minimize the accumulation of water near the building. This work may require a permit(s). Call DSI at (651) 266-8989.- DOWNSPOUTS ARE DISCONNECTED FROM GUTTERS, RECONNECT TO DIRECT WATER AWAY FROM BUILDING.
9. EXTERIOR - YARD - SPLC 34.08 (1), 34.31 (1) - All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces.-YARD BETWEEN HOUSE AND GARAGE HAD TRASH BAGS AND ACCUMULATED ARTICLES FROM BASEMENT BACKUP. ALL TRASH AND DEBRIS TO BE REMOVED AND DISPOSED OF PROPERLY.
10. EXTERIOR - YARD - SPLC 34.08 (3) - Provide and maintain suitable ground cover on all exterior areas to control erosion.-YARD IS BARE OF GROUND COVER IN MANY AREAS.

11. INTERIOR - KITCHEN - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the ceiling in an approved manner.-CLEAN AREAS OF THE CEILING IN KITCHEN WHERE DIRTY, REPAIR THE HOLE CUT INTO CEILING.
12. INTERIOR - KITCHEN FLOOR - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the floor in an approved manner.-KITCHEN FLOOR IS DAMAGED WITH HOLES AND CRACKS.
13. INTERIOR - MAIN LEVEL BATHROOM - SPLC 34.10 (4), 34.33 (3) - Provide a bathroom floor impervious to water.-BATHROOM FLOOR DAMAGED WITH CRACKS AND HOLES. RECAULK ALONG TUB/FLOOR INTERSECT AND TOILET BASE/FLOOR INTERSECT.
14. INTERIOR - THROUGHOUT - SPLC 34.12 (2), SPLC 34.36 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition to properly and safely perform their intended function in accordance with the provisions of the applicable code. -SMOKE DETECTOR IN BASEMENT DOES NOT WORK, NO SLEEPING AREAS IN BASEMENT. REPAIR OR REPLACE THE UNIT; CARBON MONOXIDE BRACKET IN HALLWAY, NO DETECTOR, REPLACE THIS.
15. INTERIOR - THROUGHOUT - SPLC 34.10 (5), 34.33 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.-BASEMENT SEWAGE BACK-UP CLEAN-UP IS PRIORITY BOTH REMOVAL OF FECES, ETC... AND CLEANING THE FLOOR OF DIRT AND GRIME IN MAIN LEVEL. BOTH KITCHEN AND BATHROOM CABINETRY SHOW OLDER EVIDENCE OF RODENT (MOUSE) DROPPINGS, CLEAN THESE AREAS.
16. INTERIOR - THROUGHOUT - Door SPLC 34.09 (3), 34.33 (3) - Repair and maintain the doors in good condition.-MANY INTERIOR DOORS ARE DAMAGED WITH HOLES OR SPLITTING, MISSING LATCHES OR PLATES.
17. INTERIOR - THROUGHOUT - SPLC 34.10 (7), 34.33 (6) - Repair or replace and maintain the woodwork in an approved manner.-REPAIR OR REPLACE MISSING AND DAMAGED TRIM AND WOODWORK.
18. SPLC 34.11 (6), 34.34 (3) - Provide service of heating facility by a licensed contractor which must include a carbon monoxide test. Submit a completed copy of the Saint Paul Fire Marshal's Existing Fuel Burning Equipment Safety Test Report to this office.
19. 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: laura.huseby@ci.stpaul.mn.us or call me at 651-266-8998 between 7:30 - 9:00 a.m. Please help make Saint Paul a safer place in which to live and work.

Sincerely,

Laura Huseby
Fire Inspector
Ref. # 109107