

1271 Seminary Ave. Rough Work Plan. 3-27-17

DEPARTMENT OF SAFETY AND INSPECTIONS
Steve Magner, Manager of Code Enforcement



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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Web: www.stpaul.gov/dsi

325.0

February 13, 2017

**NOTICE OF CONDEMNATION AS
UNFIT FOR HUMAN HABITATION AND
ORDER TO VACATE - AMENDMENT #2**

Bruce V Magnuson
1271 Seminary Ave
St Paul MN 55104-1443

* Notes are
FROM ~~the~~ Bruce,
the contractor who
reviewed the
work on behalf
of Neighbor Works
and PED

Dear Sir or Madam:

The Department of Safety and Inspections, Division of Code Enforcement, has determined that the dwelling and premises at 1271 SEMINARY AVE is "Unfit for Human Habitation". In accordance with Saint Paul Legislative Code, Chapter 34, Section 23, the premises will be placarded on January 23, 2017 and ordered vacated no later than February 14, 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.

- Ø 1. The following conditions constitute material endangerment due to lack of maintenance, dilapidation, deterioration, faulty repairs and unworkmanlike construction.
- DONE 2. FURNACE: Have a licensed heating contractor service and clean the furnace or boiler and make any necessary repairs. Perform a C/O test on the heating plant. Then, send the attached form back to the Inspector. Repair of gas-fired appliances requires a permit. *DONE*
- 575 3. The water heater was replaced within the last two years without a permit. The water heater needs to be installed under a permit, with a properly installed gas valve, proper venting and a properly installed temperature pressure release down pipe.
- 4125 4. The electrical system has open junction boxes, illegal wiring, missing cover plates and extension cord wiring throughout the house. The electrical systems needs to be repaired under a permit. Repair/replace loose light fixtures throughout the house.
- 290 5. The dryer vent is illegal and must be installed under a permit. The dryer cord wiring is dangerous and needs to be replaced.
- 175 6. The basement shower leaks and does not meet code.
- 1475 7. The basement floor has large holes and must be repaired up to code.
MUST REMOVE SHOWER TO REPAIR.
- 1800 8. The interior ceilings are defective. Repair all ceiling defects and finish in a professional manner. Kitchen ceiling has water damaged/rotting/missing lathe.
- 2100 9. The interior walls are defective. Repair all wall defects and finish in a professional manner. Replace poorly installed siding in the hallway/stairway leading to the basement.
- 780 10. The basement and attic stairs have missing or defective handrails. Provide all interior and exterior stairways and steps of more that three (3) risers with handrails which are grippable and installed 34" to 38" above the nose of the stair treads.
- 1400 11. 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.
- 1140 12. STORM DOOR(S): The storm door(s) are in disrepair; repair or replace the door(s).
- 400 13. DEFECTIVE STAIRS. Stairs are broken, defective, or in disrepair. Repair in a professional manner.
- 2200 14. The windows and/or storm windows are in a state of disrepair. Replace all missing or broken window glass. Make all necessary repairs to frames, sashes, hardware and associated trim in a professional manner. Permit may be required.
NEED NEW SASH ROPES TO WEIGHTS (6)
- 625 15. The window and/or door screens are missing, defective or in a state of disrepair. Provide proper window and door screens for all openable windows and doors.
Screens must be tight-fitting and securely fastened to the frames.

200

16. Clutter is the upper south bedroom closets and stairway leading to the attic, constituting trip hazards.

1600

17. Rear deck has rotting, loose boards and must be repaired under a permit.

4100

18. Upper north balcony has no railing. ~~Install railing under permit and up to code.~~ *REMOVE DOOR INSTALL EGRESS WINDOW TRIM & FINISH BOTH SIDES / EPDM ROOF*

Ø

19. ~~In the opinion of the enforcement officer, the residential property is so deteriorated or dilapidated to the extent that a major rehabilitation is necessary, Code Enforcement is requiring a full code compliance inspection, permits and the issuance of a code compliance certificate will be required before the property can be reoccupied.~~

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

2100

1. GARAGES AND ACCESSORY STRUCTURES: All garages and accessory structures must be in sound condition and secure from unauthorized entry. Repair or replace any missing doors, windows, or hardware for same. Overhead door and service door are in a state of disrepair and need to be repaired or replaced. Rafters in the garage need to properly installed. *TO INCLUDE NEW SERVICE DOOR W/ LOCK SET*

1200

2. YARD: The yard lacks proper ground cover. Seed, or sod, where needed.

DONE

3. Remove inoperable Cadillac (Black) from the rear yard.

*DONE*DONE

4. Move boat and trailer onto concrete slab.

DONE

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, Ed Smith, at 651-266-1917. To arrange an appointment or request an extension of time to complete repairs, you will need to speak directly to the inspector.

OVER →
Internet

1271 SEMINARY AVE

Page 4 of 4

Sincerely,

Ed Smith

Enforcement Officer

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c: Posted to ENS

uhh60103 4/11

ADDITIONAL WORK NEEDED:

- PAINTING INTERIOR ALL ROOMS & CEILINGS
- ADDITIONAL PLUMBING

4500

4350

Repair stack and add 4" clean out tee and 4x2 tee for laundry tub

Rewater pipe 2nd floor full bathroom to basement plus add the valves to the claw tub to make it code

waste and vent 2nd floor tub lav and water closet

Drop vent from 2nd fl to basement for laundry tub and redo the waste

totals listed above for labor and material required to complete work

\$35,635