



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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345.0

August 08, 2017

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

Donald Blackhawk/Georgelene M Blackhawk
1762 Reaney Ave
St Paul MN 55106-4244

Dear Sir or Madam:

The Department of Safety and Inspections, Division of Code Enforcement, has determined that the dwelling and premises at **1762 REANEY AVE** is "Unfit for Human Habitation". In accordance with Saint Paul Legislative Code, Chapter 34, Section 23, the premises will be placarded on **August 8, 2017** and ordered vacated no later than **August 10, 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. THE INTERIOR OF THE HOUSE CONSTITUTES MATERIAL ENDANGERMENT. THE INTERIOR OF THE HOUSE CONSTITUTES A HAZARD TO THE HEALTH, SAFETY OR WELFARE OF THE OCCUPANTS. THE MAIN STAIRWAY LACKS MAINTENANCE, IS DILAPIDATED, BROKEN, DEFECTIVE, IN DISREPAIR AND UNSTABLE. UNSANITARY CONDITIONS EXISTS BECAUSE THE HOUSE LACKS ADEQUATE MAINTENANCE AND IS FULL OF EXCESSIVE CLUTTER AND RUBBISH IN BEDROOMS, WALK WAYS, AND BASEMENT. THE BASEMENT SMELLS LIKE URINE. FIRE HAZARDS EXISTS RESULTING FROM EXCESSIVE STORAGE AND COMBUSTIBLES AROUND WATER HEATER AND FURNACE. EXPOSED ELECTRICAL WIRING CREATES A FIRE HAZARD. BEDROOM WINDOWS ARE BLOCKED AND LACK EMERGENCY ESCAPE EXITS AND RESCUE OPENING.
2. ILLEGAL OCCUPANCY. THE HOUSE IS ILLEGALLY ALTERED AND OCCUPIED WITH ILLEGAL BEDROOMS/SLEEPING ROOMS IN THE BASEMENT. THE HOUSE IS ILLEGALLY OCCUPIED BY MORE OCCUPANTS THAN ALLOWED BY THE LAW.

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

2. ILLEGAL BEDROOMS/SLEEPING AREAS. IMMEDIATELY REMOVE MATTRESSES, BEDS AND ALL ITEMS IN THE BASEMENT AND ATTIC THAT INDICATE A PERSON IN SLEEPING/LIVING THERE.
3. 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.
4. WATER HEATER: Have a licensed heating contractor service and clean the water heater 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 appliances requires a permit.
5. Emergency escape and rescue opening. At least one (1) window or door opening in every room used for sleeping purposes shall be openable from the inside and maintained in a professional state of maintenance and repair in accordance with the building code in effect at the time of construction or as altered/modified under an approved building permit. REMOVE ANY ITEMS IN FRONT OF THE WINDOW TO PROVIDE A MINIMUM OF AT LEAST 3 FEET OF CLEARANCE AROUND THE WINDOW.
6. Smoke Detector: Lack of properly installed and operable smoke detector. Provide functioning smoke detectors in accordance with the attached requirement, within 24 hours.
7. 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.

8. CAP ALL EXPOSED WIRING THROUGHOUT HOUSE. SPARKS ARE A FIRE HAZARD.
9. Excessive Accumulation: reduce clutter and interior storage areas and bedrooms by 25%.
10. REMOVE ALL ITEMS/STORAGE OBSTRUCTING HALLWAYS AND STAIRWAYS.
11. The bathroom floor covering is deteriorated or inadequate. Provide floor covering which is impervious to water and easily cleanable throughout the bathroom and seal around the edges and fixtures.
12. INSTALL ALL MISSING LIGHT FIXTURE COVERS
13. 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. 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.
14. REPAIR OR REPLACE ALL HOLES IN DOORS, DAMAGED AND DEFECTIVE DOORS.
15. REPAIR ALL HOLES IN WALLS.
16. DEFECTIVE KITCHEN FLOOR/TILES. Kitchen floor/tiles are broken, defective, or in disrepair. Repair in a professional manner.
17. REPAIR OR REPLACE DAMAGED AND DEFECTIVE KITCHEN SINK.
18. REPAIR OR REPLACE DAMAGED AND DEFECTIVE KITCHEN CABINETS.
19. REPAIR ALL WATER LEAKAGE IN THE BASEMENT.
20. DEFECTIVE STAIRS. Stairs are broken, defective, or in disrepair. Repair in a professional manner.
21. INSTALL ALL MISSING OR DEFECTIVE LIGHT SWITCH COVERS.
22. DRYER VENT: Install smooth metal dryer vent piping all the way to the outside with no screws.

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.

1762 REANEY AVE

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If you have any questions concerning this matter, please contact the Inspector, Stephan Suon, at 651-331-8273. To arrange an appointment or request an extension of time to complete repairs, you will need to speak directly to the inspector.

Sincerely,

Stephan Suon
Enforcement Officer

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c: Posted to ENS

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