



CITY OF SAINT PAUL

375 Jackson Street, Suite 220
Saint Paul, Minnesota 55101-1806

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September 25, 2018

MAUREEN A DUNNIGAN
WILLIAM J DUNNIGAN
168 GRIGGS ST N
ST PAUL MN 55104-6421USA

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

RE: 754 BLAIR AVE
Ref. # 107929

Dear Property Representative:

Your building was inspected on September 13, 2018, per the Legislative Hearing.

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 must remain vacant.

A reinspection will be made on or after October 8, 2018.

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. ENTIRE BUILDING - 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. **-Property is condemned to lack of basic facilities; lack of heat due to missing boilers and no hot water. Once permit has been finalized and approved for the new boilers and hot water has been restored the condemnation will be lifted and the building can be reoccupied.**
2. EXTERIOR - DRIVE WAY - SPLC 34.08 (7) - All parking spaces shall be paved with asphalt, concrete, or durable dustless surfacing. Before any existing spaces may be paved, site plan approval must be obtained as specified in the St. Paul Zoning Code. Contact DSI Zoning at 651-266-8989.
3. EXTERIOR - REAR DECK - SPLC 34.09 (3), 34.33(2) - Repair or replace the unsafe stairways, porch, decks or railings in an approved manner. This work may require a permit(s). Call DSI at (651) 266-8989.-Secure the loose boards on the rear deck.
4. EXTERIOR - WEST SIDE - SPLC 34.33 (3) - Repair and maintain the door in good condition. -Replace the missing threshold to prevent exterior elements from coming inside.
5. EXTERIOR - YARD - SPLC 34.08 (3) - Provide and maintain suitable ground cover on all exterior areas to control erosion. -Seed or sod. Yard is almost entirely dirt.

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: adrian.neis@ci.stpaul.mn.us or call me at 651-266-8992 between 7:30 - 9:00 a.m. Please help make Saint Paul a safer place in which to live and work.

Sincerely,

A.J. Neis
Fire Inspector
Ref. # 107929

cc: Housing Resource Center
Force Unit