



CITY OF SAINT PAUL

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

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February 7, 2022

Quality Residences  
923 PAYNE AVE  
ST PAUL MN 55130USA

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

RE: 16 ACKER ST W  
Ref. # 103580

Dear Property Representative:

Your building was inspected on February 7, 2022.

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 or after March 9, 2022.

**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. Throughout - SPLC 34.23, MSFC 111.1 - This occupancy is condemned as unfit for human habitation. This occupancy must not be used until re-inspected and approved by this office.  
-This property is condemned due to, but not limited to, unsafe carbon monoxide levels when furnace and water heater are running.

An Equal Opportunity Employer

2. Permits - MSBC -Section 105.1 - Permits Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Work being done requires a permit.  
-No permits found for water heater dated 1/4/2022. Permit must be pulled and finalized before approval of Certificate of Occupancy. Mechanical permit required for venting repairs before Xcel unlocks the meter.

3. Exterior - Front of House - SPLC 34.08 (10) - Repair, replace and maintain exterior sidewalks, walkways and stairs.  
-The sidewalk in front of the house is cracked and damaged.  
-There is a hole at the bottom of the stairs.

4. Exterior - House - SPLC 34.09 (2)(a), 34.33 (1)(a) - Provide and maintain foundation elements to adequately support this building at all points.  
-There are sections of the foundation walls that has large cracks and openings.

5. Exterior - House - SPLC 34.09 (1)(2)(a), 34.33 (1)(b) - Provide and maintain all exterior walls free from holes and deterioration. All wood exterior unprotected surfaces must be painted or protected from the elements and maintained in a professional manner free from chipped or peeling paint.  
-On the South-East corner of the house, there is a section of the soffit that is damaged and appears to be breaking away from the house. Immediately repair this area.  
There is chipping and peeling paint all around the house, there are openings in the soffits and fascia at different locations.

6. Exterior - Window Screens - SPLC 34.09 (4), 34.33 (3) -All screens shall be maintained in a professional state of maintenance and repair.

7. Exterior - Windows - SPLC 34.09 (4), 34.33 (3)- Repair and maintain the window in good condition. All windows shall be maintained in accordance with the building code in effect at the time of construction or as altered/modified under an approved building permit.  
-There are several broken windows, windows completely missing and windows being covered by plastic.  
There are windows with cracked and damaged sills and frames.

8. Interior - Kitchen - SPLC 34.10 (7) - Repair and maintain the cabinets in an approved manner.-NEW - January 7, 2022 - The cabinet doors for the kitchen sink cabinet are damaged..

9. Interior - Walls - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner.  
-There is a hole behind the bed in the main floor bedroom.

10. Throughout - MSFC 603.7 - Immediately discontinue use of unsafe heating appliance until repaired or replaced by a licensed contractor. This work may require a permit(s). Call DSI at (651) 266-8989. Red tags may not be removed except by fire department inspector.  
-Furnace and water heater red tagged from excel due to high carbon monoxide levels throughout the property. Black soot is in the liner of the furnace and water heater. Inspection is required before unlocking the meter.

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: [adam.powers@ci.stpaul.mn.us](mailto:adam.powers@ci.stpaul.mn.us) or call me at 651-266-8982 between 7:30 - 9:00 a.m. Please help make Saint Paul a safer place in which to live and work.

Sincerely,

Adam Powers  
Fire Safety Inspector  
Ref. # 103580

cc: Housing Resource Center  
Force Unit