



CITY OF SAINT PAUL

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Saint Paul, Minnesota 55101-1806

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March 23, 2022

QUALITY RESIDENCES LLC
923 PAYNE AVE
ST PAUL MN 55130

**NOTICE OF CONDEMNATION
UNFIT FOR HUMAN HABITATION
ORDER TO REMAIN VACANT**

RE: 1011 MARGARET ST
Ref. # 112619

Dear Property Representative:

Your building was inspected on March 22, 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, and the building must remain vacant until inspected and approved by this office.

A reinspection will be made on or after April 23, 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. 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. -Building is condemned for the following but not limited to; lack of basic facilities (broken pipes) unsanitary conditions, lack of heat, missing smoke alarms.

2. Exterior - 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. -Scrape and paint where needed. Repair holes in the soffit and fascia.
3. Repair the retaining wall in front of the building. - SPLC 34.09 (2), 34.33 (3) - Provide and maintain foundation elements to adequately support this building at all points.
4. SPLC 34.14 (2)(A), 34.34 (5)(A) - Provide an approved electrical service adequate to meet the building's needs. This work may require a permit(s), call DSI at (651) 266-8989. -Have electrical systems that may have been affected by flooding inspected by a licensed electrical inspector that the systems are operating safely.
5. SPLC 34.10 (1), 34.34 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition. -Abate the water in the basement and clean and sanitize the area. Clean the dwelling.
6. SPLC 34.11 (6), 34.35 (3) - Provide service of heating facility by a licensed contractor which must include a carbon monoxide test. Submit a completed copy of the Existing Fuel Burning Equipment Safety Test Report to this office. -Provide documentation from a licensed mechanical contractor that the heating equipment will operated safely and provide and air test for the gas lines under permit due to flooding in the basement. Contact DSI at 651-266-8989.
7. SPLC 34.11 (4), 34.35 (1), MPC 601.1 - Provide an adequate water supply to all water closets, sinks, showers and tubs. -Contact a licensed plumber to repair the broken water line.
8. SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner.
9. SPLC 34.11 (6) - Provide and maintain a minimum of 68 degrees F in all habitable rooms.
10. MN Stat. 299F.362, MSFC 1103.8 - Immediately provide and maintain a smoke alarm located outside each sleeping area.

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,

Adrian Neis
Fire Safety Inspector
Ref. # 112619

cc: Housing Resource Center
Force Unit