



CITY OF SAINT PAUL

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September 27, 2019

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

Lawrence A Moody
1010 Edgerton St
St Paul MN 55130-3908

Dear Sir or Madam:

The Department of Safety and Inspections, Division of Code Enforcement, has determined that the dwelling and premises at **1010 EDGERTON ST** is "Unfit for Human Habitation". In accordance with Saint Paul Legislative Code, Chapter 34, Section 23, the premises will be placarded on **September 27, 2019** and ordered vacated no later than **October 4, 2019**.

Your attention is called to the following provisions of Section 34.23, Subsection 6 entitled, *Vacation of Structure or Unit*:

“Any dwelling unit, structure or portion thereof which has been condemned or placarded as unfit for occupancy shall be vacated within the time set forth in the placard and/or order. No person shall occupy or let for occupancy any structure which is condemned.”

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. **DANGEROUS CONDITIONS.** Whenever, in the opinion of the enforcement officer, any other condition exists which is so dangerous to the safety or health of the occupants or the public as to justify condemnation of the structure as unfit for human occupancy. Such structure shall be deemed an unlawful structure and the enforcement officer may cause such structure or dwelling unit to be vacated.
 - a. **SPLC 34.11 WATER HEATER:** Every residential building or residential portion of a building shall have water heating facilities installed in accordance with the plumbing code, properly maintained and properly connected with hot water lines required under paragraph (4) of this section and which are capable of heating water to a temperature of 110 degrees Fahrenheit but not more than 120 degrees Fahrenheit. An adequate amount of water pressure shall be available for the system served. Call DSI at (651) 266-9090. **WATER HEATER VENT/DRAFT HOOD DOES NOT APPEAR TO BE PROPERLY SECURED. CONTACT A LICENSED CONTRACTOR TO REPAIR OR REPLACE THE WATER HEATER. THIS WORK MAY REQUIRE A PERMIT(S). PROVIDE CURRENT PROOF OF SERVICE.**
 - b. **SPLC 34.11 HEATING FACILITIES:** Every residential building or residential portion of a building shall have heating facilities that are properly installed, safely maintained and in good working condition, and capable of safely and adequately heating all habitable rooms, bathrooms and toilet rooms located therein to a temperature of at least sixty-eight (68) degrees Fahrenheit. Installation, repair or alteration of heating facilities, space heaters and water heating facilities shall be in accordance with the Legislative Code, Chapter 33, and the state mechanical code. The enforcement officer may require the owner of residential property to provide current proof of service of any heating or space heating facility by a licensed contractor, which must include a carbon monoxide reading. Every space heating, cooking and water heating device located in a structure shall be properly installed, connected, maintained and capable of performing the function for which it was designed in accordance with the provisions of the plumbing and mechanical codes. **CONTACT A LICENSED CONTRACTOR TO REPAIR OR REPLACE THE BOILER/FURNACE. THIS WORK MAY REQUIRE A PERMIT(S). PROVIDE CURRENT PROOF OF SERVICE.**
2. **FIRE HAZARD.** Whenever the dwelling unit, structure, or any portion thereof, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits or access to exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections or heating apparatus, or other cause, is determined by the enforcement officer to be a fire hazard.
 - a. **SPLC 34.15 CARBON MONOXIDE ALARM:** 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 manufacturer's instructions.

- b. **SPLC 45.03 COMBUSTIBLE MATERIALS:** Immediately remove and discontinue **EXCESSIVE ACCUMULATION OF COMBUSTIBLE MATERIALS INCLUDING LARGE PILES OF PAPERS THROUGHOUT THE HOUSE ESPECIALLY IN THE BEDROOMS AND BASEMENT.**
 - c. **SPLC 45.03 ELECTRIC COVER PLATES:** Provide electrical cover plates to all outlets, switches and junction boxes where missing.
 - d. **SPLC 34.14 (2) ELECTRICAL PANEL CLEARANCE:** Provide and maintain a minimum of 36 inches clearance in front of all electrical panels.
 - e. **SPLC 34.13 EMERGENCY ESCAPE AND RESCUE OPENING:** At least one 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. Provide and maintain an approved opening from each sleeping room or area, or discontinue use of area as a sleeping room. This work may require permit(s). Call DSI at (651) 266-8989. **REMOVE ALL ITEMS IN FRONT OF AT LEAST ONE WINDOW IN EVERY BEDROOM.**
 - f. **SPLC 45.03 EXPOSED WIRES:** Remove unapproved exposed wiring and repair or replace damaged electrical fixtures. Install in accordance with the electrical code. This work may require a permit(s). Call DSI at (651) 266-9090.
 - g. **SPLC 34.15 SMOKE DETECTOR:** The occupant of a dwelling unit must inform the owner of the dwelling unit of a nonfunctioning smoke detector within 24 hours of discovering that the smoke detector in the dwelling unit is not functioning. Smoke detector may not be tampered with or disabled at any time. **INSTALL A SMOKE DETECTOR IN A CENTRALIZED LOCATION ON EVERY FLOOR.**
3. **UNSANITARY CONDITIONS.** Whenever the dwelling unit, structure or any portion thereof, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, unclean fixtures, accumulation of garbage, refuse or combustibles, or otherwise, is determined by the enforcement officer to be unsanitary, unfit for occupancy or in such an unsound condition that it is likely to cause or harbor sickness or disease.
- a. **SPLC 34.08 ANIMAL FECES:** Immediately remove and properly dispose of all animal feces from the yard or lot. Animal feces should be removed on a daily basis so as not to constitute a nuisance. **MAINTAIN THE PROPERTY IN A CLEAN CONDITION AT ALL TIMES.**
 - b. **SPLC 34.08 (4) INSECT INFESTATIONS:** It shall be the responsibility of the owner to control and/or eliminate any infestation of insects, rodents or other pests in all exterior areas and accessory structures on the premises. **EXTERMINATE THE ALL THE FRUIT FLIES IN THE HOUSE.**

- c. SPLC 45.03 **INTERIOR SANITATION:** The interior shall be maintained in a clean and sanitary condition, free from any accumulation of refuse or garbage. **REMOVE ALL COBWEBS THROUGHOUT THE HOUSE ESPECIALLY IN THE BASEMENT. REPLACE THE SOILED CARPETING THROUGHOUT THE ENTIRE HOUSE OR REMOVE IT COMPLETELY. CLEAN, SANITIZE OR REPLACE THE SOILED BED, SOILED CLOTHING, DIRTY KITCHEN FLOORS/WALLS AND DIRTY TOILET. REMOVE THE OLD ROTTING CAT FOOD.**
- d. SPLC 34.10 **MOLD/MILDEW:** Abate and maintain the **BASEMENT** reasonably free from dampness and free of any mold or mildew.
- e. SPLC 33.03 **PLUMBING:** Repair or replace and maintain all parts of the plumbing system to an operational condition. Permits may be required. **REPAIR THE CLOGGED TOILET.**

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

- 2. SPLC 34.09(3)(b) **HANDRAILS:** Every flight of stairs shall be maintained in a professional state of maintenance and repair and in accordance with the building code in effect at the time of construction or as altered/modified under an approved building permit. Every required handrail and guard shall be firmly fastened and capable of supporting imposed loads and shall be maintained in a professional state of maintenance and repair and in accordance with the building code in effect at the time of construction or as altered/modified under an approved building permit. **INSTALL HANDRAILS FOR THE BASEMENT STAIRWAY.**
- 3. SPLC 34.10 **WOODWORK:** All woodwork **INCLUDING THE KITCHEN CABINETS** must be maintained in a sound condition and in a professional state of maintenance and repair.

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) 266-8585. 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, 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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cc: Posted to ENS