



CITY OF SAINT PAUL

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

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August 19, 2019

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

Rosalie I Davis  
342 Thomas Ave  
St Paul MN 55103-1739

Dear Sir or Madam:

The Department of Safety and Inspections, Division of Code Enforcement, has determined that the dwelling and premises at **342 THOMAS AVE** is "Unfit for Human Habitation". In accordance with Saint Paul Legislative Code, Chapter 34, Section 23, the premises will be placarded on **8/19/19** and ordered vacated no later than **8/19/19**.

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. **SPLC 45.03 INTERIOR SANITATION:** The interior shall be maintained in a clean and sanitary condition, free from any accumulation of refuse or garbage. **GROSS UNSANITARY CONDITIONS FOUND WITHIN THE INTERIOR OF THE DWELLING UPON INSPECTION. LACK OF BASIC SANITATION CONSTITUTES MATERIAL ENDANGERMENT TO THE PROPERTY AND OCCUPANT(S).**
2. **SPLC 34.10 EXTERMINATION:** Exterminate and control insects, rodents or other pests throughout the entire building. Provide documentation of extermination report from a licensed professional Pest Control Operator, and follow their recommendations to eradicate the pests. **FOUND RODENTS AND INSECTS AT THE PROPERTY AND IN THE INTERIOR OF THE DWELLING. HAVE PESTS REMOVED BY A LICENSSED PEST CONTROL OPERATOR.**
3. **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. **PROVIDE SMOKE DETECTORS ON EACH FLOOR OF THE DWELLING, IN THE CORRIDOR PROVIDING ACCESS TO BEDROOMS AND IN THE BEDROOMS**
4. **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. **PROVIDE CARBON MONOXIDE DETECTORS OUTSIDE OF SLEEPING AREAS WITHIN 10 FEET OF EVERY ROOM USED FOR SLEEPING.**
5. **SPLC 45.03 STORAGE:** Provide and maintain orderly storage of materials. Provide and maintain at least 2 feet clearance below the lowest structural member or the ceiling. **FOUND STORED MATERIALS BLOCKING ACCESS TO EGRESS EXITS AND CORRIDORS THROUGHOUT THE DWELLING. REMOVE STORED MATERIALS BLOCKING ACCESS WAYS AND THROUGHOUT THE DWELLING.**
6. **SPLC 34.10 INTERIOR STAIRS:** Every flight of stairs shall be maintained in a professional state of maintenance and repair. 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. **FOUND STAIRWAY TO THIRD FLOOR MISSING HANDRAIL. INSTALL HANDRAIL TO MEET CODE. PERMIT REQUIRED.**

7. **SPLC 45.03 MECHANICAL CLEARANCE:** Provide 30 inches clearance around all mechanical equipment including the furnace and water heater. **FOUND STORED MATERIALS BLOCKING ACCESS TO FURNACE AND WATER HEATER. REMOVE MATERIALS AND PROVIDE NO LESS THAN 30 INCHES OF CLEARANCE.**
8. **NEC 110.26 ELECTRICAL PANEL CLEARANCE:** Provide and maintain a minimum of 36 inches clearance in front of all electrical panels. **FOUND STORED MATERIALS BLOCKING ACCESS TO THE ELECTRICAL/BREAKER PANEL. REMOVE MATERIALS TO ALLOW ACCESS.**
9. **MMC 504.6 DRYER VENTING:** Provide, repair or replace the dryer exhaust duct. Exhaust ducts for domestic clothes dryers shall be constructed of metal and shall have a smooth interior finish. The exhaust duct shall be a minimum nominal size of four inches (102 mm) in diameter and installed in accordance with the mechanical code. This work will require permit(s). Call DSI at (651) 266-8989. **FOUND DRYER VENTILATION DUCTS IMPROPERLY INSTALLED. INSTALL EXHAUST DUCTS TO MEET CODE REQUIREMENTS. PERMIT REQUIRED.**
10. **SPLC 34.09 WINDOWS:** Repair and maintain the window in good condition including the glass, sash, frame and screens. Windows shall be without cracks or holes, sashes shall be in sound conditions, the window shall be easily opened and maintain the open position. All screens shall be maintained in a professional state of maintenance and repair. **FOUND TORN SCREENS ON THE WINDOWS. REPAIR OR REPLACE SCREENS WITH TEARS.**
11. **SPLC 45.03 ELECTRIC COVER PLATES:** Provide electrical cover plates to all outlets, switches and junction boxes where missing. **FOUND OUTLETS MISSING COVER PLATES THROUGHOUT THE DWELLING. PROVIDE COVER PLATES TO MISSING OUTLETS.**
12. **SPLC 34.09 DECK/STAIRWAY:** Repair or replace the unsafe stairways, porch, decks, railings and handrail in a professional state of maintenance and repair. This work may require a permit(s). Call DSI at (651) 266-9090. **FOUND FRONT CONCRETE STAIRWAY IN DISREPAIR. REPAIR OR REPLACE THE FRONT STAIRWAY.**
13. **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. **FOUND OUTLETS WITH EXPOSED WIRES. REMOVE OR REPAIR OUTLETS WITH EXPOSED WIRING.**
14. **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. **FOUND STORED MATERIALS BLOCKING ACCESS TO EGRESS/WINDOWS IN BEDROOM AREAS. REMOVE MATERIALS BLOCKING EGRESS ACCESS.**

15. SPLC 45.03 **EXTENSION CORDS:** Immediately, discontinue use of frayed, deteriorated, damaged or spliced electrical cords adequate to meet the building's needs. This work may require a permit(s), call DSI at (651) 266-9090. **REMOVE IMPORPERLY USED EXTENSION CORDS AND MULTI-PLUGS. PROPERLY PLUG ELECTRONIC EQUIPMENT INTO OUTLETS.**

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, Lisa Martin, at 651-266-1940. To arrange an appointment or request an extension of time to complete repairs, you will need to speak directly to the inspector.**

Sincerely,

**Lisa Martin**  
Enforcement Officer

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cc: Posted to ENS