



CITY OF SAINT PAUL

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

Telephone: 651-266-8989  
Facsimile: 651-266-8951  
Web: [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

December 27, 2021

Michael T Mortimer  
Po Box 270094  
St Paul MN 55127-0094

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

RE: 1762 ENGLEWOOD AVE  
Ref. # 16367

Dear Property Representative:

Your building was inspected on December 27, 2021.

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 January 21, 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. **BUILDING CONDEMNED - FIRE DAMAGE, NO ELECTRIC OR GAS SERVICE - 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 uninhabitable due to fire in a second-floor bedroom. Electric and gas has been shut-off to the building.

An Equal Opportunity Employer

2. CHANGE IN USE - DISCONTINUE USE OF UNAPPROVED UNIT - MSBC 1300.022 Subp. 3 - The occupancy group or use division of this building has been changed from that previously approved. Discontinue the unapproved occupancy or use or contact the Building Official at 651-266-8989 with your code analysis and to comply with requirements for approved occupancy. -An unapproved fifth unit has been discovered in a four-unit building. Immediately discontinue use of the unapproved fifth unit. You may submit plans for Review and apply for all required Building, Plumbing, Electrical, and Mechanical Permits as required.
3. DOORWAY BETWEEN 2ND FLOOR UNIT ROOMS - DO NOT REPLACE MATERIALS CREATING AN EXIT OBSTRUCTION - MSFC 1031.2, 1031.3 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exit path. -Materials including a plywood sheet and insulation batting were found blocking a doorway of the approved second floor unit. These materials created an illegal fifth unit, which was involved in a fire. Do not replace the material that blocked the doorway between the approved second floor unit and the illegal fifth unit.
4. ZONING - UNAPPROVED USE OF FIFTH UNIT - SPLC 62.101 - Use of this property does not conform to zoning ordinance. Discontinue unapproved use or call DSI Zoning at (651) 266-8989 to convert to legal use. Discontinue: -This property has been approved for four living units. A fifth unit has been discovered on the second floor without Zoning approval. Immediately discontinue use of the illegal fifth unit or obtain Zoning and other approvals for the fifth unit.
5. SPLC 39.02(c) - Complete and sign the smoke alarm affidavit and return it to this office.

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: [james.perucca@ci.stpaul.mn.us](mailto:james.perucca@ci.stpaul.mn.us) or call me at 651-266-8996 between 7:30 - 9:00 a.m. Please help make Saint Paul a safer place in which to live and work.

Sincerely,

James Perucca  
Fire Safety Inspector  
Ref. # 16367

cc: Housing Resource Center  
Force Unit