



February 13, 2024

Matthew C Hursh  
3418 Owasso St  
Shoreview MN 55126-4132

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

RE: 264 LAFOND AVE  
Ref. # 111843

Dear Property Representative:

Your building was inspected on February 12, 2024.

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 in accordance with findings of the legislative appeal process.

**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. 1st Floor - Bathroom - SPLC 34.11 (1), MSBC 2902.1, SPLC 34.35 (1), MPC 301.1 - Repair or replace and maintain all parts of the plumbing system to an operational condition. - *Toilet was removed and capped in small bathroom near kitchen. If toilet is*

*not to be re-installed, drain must be confirmed to be properly capped by a licensed plumber and the unused supply lines must also be removed and capped.*

2. 264 Lafond Ave - 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.-1.) *Unable to complete inspection due to contents in home.*
3. Basement - Dryer - MSFC 604.1 - Repair or replace damaged electrical appliance wiring. This work may require a permit(s). Call DSI at (651) 266-8989. - *Repair loose wiring connection for dryer cord, missing a clamp where cord goes into dryer.*
4. Basement - Dryer - MMC 504.1 - 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 may require a permit(s). Call DSI at (651) 266-8989.
5. Basement - Garage - MSFC 705.1 - Provide, repair or replace the fire rated door and assembly. The minimum rating must be: 20 minutes. - *Replace damaged fire door between attached garage and basement.*
6. Basement - Garage - MSFC 703.1 - Repair and maintain the required fire resistive construction with approved materials and methods. This work may require a permit(s). Call DSI at (651) 266-8989. - *Repair openings in wall and ceiling using approved materials to maintain a 1 hour fire separation to the attached garage.*
7. Exterior - SPLC 34.08 (1), 34.32 (1) - Sanitation. All exterior property areas shall be maintained in a clean, safe and sanitary condition, free from any accumulation of garbage, mixed municipal solid waste, animal feces or refuse.-1.) *Remove trash/furniture from exterior.*
8. Throughout - 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. - *Repair or replace windows as necessary throughout the building. Multiple windows are difficult to open or don't close properly and have damaged frames. Some windows missing glass panes and storms, replace where missing.*
9. Throughout - SPLC 34.08 (4), 34.32 (2) - (4) Insect and rodent 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.-1.) *Treat unit for insects.*
10. Throughout - MSFC 315.3 - Provide and maintain orderly storage of materials.-

11. Throughout - SPLC 34.12 (2), SPLC 34.36 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition to properly and safely perform their intended function in accordance with the provisions of the applicable code.-1.) *Baseboard heaters are missing covers.*
12. Throughout - SPLC 34.10 (1), 34.34 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition. - *Remove debris. Remove cat feces and dead insects. Clean and sanitize walls, floors, ceilings, and other surfaces throughout entire house including basement.*
13. Throughout - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner.-1.) *Walls are damaged throughout.*
14. Throughout - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner.-1.) Carpet needs to be replaced. 2.) Flooring is in disrepair throughout walls.
15. Throughout - MSFC 604.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989. - *Repair multiple damaged and loose electrical fixtures and junction boxes throughout the house, including light fixtures and outlets.*
16. Throughout - MSFC 315.3 - Provide and maintain orderly storage of materials.
17. Throughout - SPLC 34.16 (2) - Properly dispose of all your garbage in the owner-provided containers. - *Dispose of junk mattresses and other trash being stored inside the house and basement.*
18. Throughout - MN Stat. 299F.51 - 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. - *Replace damaged CO alarm on 1st floor, provide on 2nd where missing.*
19. Throughout. - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner.-1.) *Ceilings are damaged throughout. Replace missing attic access panel.*
20. 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: [mitchell.imbertson@ci.stpaul.mn.us](mailto:mitchell.imbertson@ci.stpaul.mn.us) or call me at

651-266-8986 between 7:30 - 9:00 a.m. Please help make Saint Paul a safer place in which to live and work.

Sincerely,

Mitchell Imbertson  
Fire Safety Inspector  
Ref. # 111843

cc: Housing Resource Center  
Force Unit