



September 11, 2024

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

Donald Hinrichs/Tischauna Hinrichs
995 Wakefield Ave
St Paul MN 55106-5623

Dear Sir or Madam:

The Department of Safety and Inspections, Division of Code Enforcement, has determined that the dwelling and premises at **995 WAKEFIELD AVE** is "Unfit for Human Habitation". In accordance with Saint Paul Legislative Code, Chapter 34, Section 23, the premises will be placarded on **September 3, 2024** and ordered vacated no later than **September 5, 2024**.

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 34.23. - **CONDEMNATION:** This occupancy is condemned as unsafe or dangerous. It constitutes a condition of material endangerment to occupants and emergency personnel. The interior of home has gross unsanitary conditions and animal hoarding. Inspector found the home filled with animal feces and an overwhelming smell of urine. The basement has an illegal bedroom with no egress. This is a fire hazard due to contents and the excessive extension cords connected to air conditioners throughout the home.

PLEASE ERADICATE THE STRONG ODOR OF URINE THROUGHOUT THE HOUSE AND CLEAN AND SANITIZE THROUGHOUT. IMMEDIATELY REMOVE THE BED FROM THE BASEMENT AND DISCONTINUE USE AS A BEDROOM WITHOUT AN EGRESS WINDOW. REDUCE THE NUMBER OF ANIMALS THROUGHOUT THE HOME. THANK YOU.

2. SPLC 34.08. - **ANIMAL FECES:** Immediately remove and properly dispose of all animal feces from the yard or lot. Animal feces should be removed daily so as not to constitute a nuisance. Always maintain the property in a clean condition.

PLEASE CLEAN AND PROPERLY DISPOSE OF ALL ANIMAL FECES AND CAGES THROUGHOUT THE ENTIRE HOUSE. THANK YOU.

3. SPLC 34.14. - **BASEMENT: ILLEGAL DWELLING.** Remove the illegal dwelling unit from the basement.

PLEASE REMOVE AND PROPERLY DISPOSE OF THE GAS STOVE FROM THE BASEMENT AND PROPERLY CAP THE GAS LINE TO MEET CODE. **PERMIT IS REQUIRED.**

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.

PLEASE PROVIDE A CARBON MONOXIDE DETECTOR WITHIN TEN FEET OF ALL SLEEPING ROOMS. THANK YOU.

5. SPLC 45.03. - **COMBUSTIBLE MATERIALS:** Immediately remove and discontinue excessive accumulation of combustible materials.

PLEASE REMOVE ALL COMBUSTIBLES FROM ON TOP OF THE STOVE ON THE MAIN FLOOR AND CONTINUE TO REDUCE THE CLUTTER THROUGHOUT THE HOME. THANK YOU.

6. 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

PLEASE IMMEDIATELY REMOVE ALL BEDDING FROM THE BASEMENT AND DISCONTINUE USE AS A SLEEPING ROOM. REMOVE STORAGE FROM ALL OBSTRUCTED WINDOWS THROUGHOUT THE ENTIRE HOUSE.

7. 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.

PLEASE IMMEDIATELY DISCONNECT ALL EXTENSION CORDS FROM THE AIR CONDITIONERS AND THROUGHOUT THE ENTIRE HOME. THANK YOU.

8. SPLC 34.08. - **EXTERIOR SANITATION:** All exterior property areas shall be maintained free from any accumulation of refuse, garbage, or feces. Remove the accumulation of exterior storage that creates a nuisance or harbors rodents.

PLEASE REMOVE AND PROPERLY DISPOSE OF ALL TRASH BAGS, ANIMAL CAGES AND MISCELLANEOUS DEBRIS FROM THE REAR YARD. THANK YOU.

9. SPLC 45.03. - **INTERIOR SANITATION:** The interior shall be maintained in a clean and sanitary condition, free from any accumulation of refuse or garbage.

PLEASE REMOVE AND PROPERLY DISPOSE OF ALL ANIMAL FOOD THROUGHOUT THE ENTIRE HOUSE THAT IS ON THE FLOOR. CLEAN AND SANITIZE ALL EFFECTED AREAS OF THE HOUSE DUE TO THE URINE AND ANIMAL FECES ON THE FLOORS AND IN CAGES.

10. 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. Immediately provide and maintain a smoke detector located outside each sleeping area.

PLEASE INSTALL SMOKE DETECTORS TO REPLACE MISSING OR DAMAGED SMOKE DETECTORS THROUGHOUT. THANK YOU.

11. 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.

PLEASE REPLACE ALL MISSING SCREENS ON THE WINDOWS. THANK YOU.

*FOR ADDITIONAL ASSISTANCE PLEASE CALL RAMSEY COUNTY HOUSE
CALLS AT 651-266-1290

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, Willie Williams, at 651-266-1942. To arrange an appointment or request an extension of time to complete repairs, you will need to speak directly to the inspector.

Sincerely,

Willie Williams
Enforcement Officer

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cc: Posted to ENS