DEPARTMENT OF SAFETY AND INSPECTIONS
Steve Magner, Manager, Division of Code Enforcement

CITY OF SAINT PAUL

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St Paul, Minnesota 55101-1806

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June 22, 2022

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

David E Jacobowitch
839 Edmund Ave
St Paul MN 55104-2731

Dear Sir or Madam:

The Department of Safety and Inspections, Division of Code Enforcement, has determined that the dwelling and premises at **839 EDMUND AVE** is "Unfit for Human Habitation". In accordance with Saint Paul Legislative Code, Chapter 34, Section 23, the premises will be placarded on **May 23, 2022** and ordered vacated no later than **June 28, 2022**.

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 34.11 **GAS:** Lack of Natural Gas Service. Immediately restore natural gas service. Failure to provide natural gas service will result in these premises being declared Unfit for Human Habitation and ordered vacated for lack of this basic facility.

   IMMEDIATELY RESTORE GAS SERVICE TO THE PROPERTY. PERMIT IS REQUIRED. THANK YOU.

2. 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 ON THE SECOND FLOOR WITHIN TEN FEET OF THE BEDROOMS. THANK YOU.

3. 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.

   SECOND FLOOR NORTH BEDROOM DOOR IS BLOCKED BY A MATTRESS FROM OPENING COMPLETELY. PLEASE REMOVE OBSTRUCTION SO THE DOOR OPENS COMPLETELY. THANK YOU.

4. SPLC 34.08 **ACCESSORY STRUCTURES/FENCES:** All accessory structures including, but not limited to, detached garages, sheds, retaining walls and fences shall be kept in a professional state of maintenance and repair and maintained structurally sound. All exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by paint which is not lead-based paint or by other protective covering or treatment. Service doors to accessory structures shall be provided with securing locks.

   PLEASE REPAIR OR REPLACE THE OVERHEAD GARAGE DOOR THAT IS OFF THE TRACK SO THAT THE DOOR OPERATES AS DESIGNED, AND REPAIR THE BROKEN WINDOWS ON THE SOUTH SIDE OF THE GARAGE.

   PLEASE REMOVE, REPAIR OR REPLACE THE SEVERELY DETERIORATED SHED THAT HAS HOLES IN THE ROOF AND IN THE WALLS. IF THE SHED IS REMOVED, ALL CONTENTS MUST BE REMOVED AS WELL.

PLEASE REMOVE, REPAIR OR REPLACE THE GATE ON THE REAR WOOD FENCE. HINGES ARE BROKEN AND THE GATE CAN BE A HAZARD DUE TO LACK OF MAINTENANCE. THANK YOU.

5. SPLC 34.10 (1) – **BASEMENT DAMPNESS**. Abate and maintain the basement reasonably free from dampness and free of mold and mildew.

   THERE IS STANDING WATER ON THE BASEMENT FLOOR. PLEASE REPAIR THE BASEMENT FLOOR DRAIN TO FUNCTION AS DESIGNED. THANK YOU.

6. SPLC 34.11 **BATHROOM:** Every dwelling unit shall contain within its walls a room, or adjacent rooms, separate from the habitable rooms which affords privacy, and which is equipped with a toilet, hand sink and bathtub or shower.

   THERE IS AN ILLEGAL BATHROOM IN THE BASEMENT. PLEASE REMOVE THE TOILET OR BRING THE BATHROOM INTO COMPLIANCE. THANK YOU.

7. SPLC 34.10 **BATHROOM FLOOR:** Every bathroom floor surface shall be kept in a professional state of maintenance and repair and be constructed and maintained substantially impervious to water to permit such floor to be easily kept in a clean and sanitary condition.

   PLEASE REPLACE THE DETERIORATED BATHROOM FLOOR WITH A FLOOR COVERING THAT IS REASONABLY WATER IMPERMEABLE. THANK YOU.

8. SPLC 34.10 **CABINETS:** All cabinets must be maintained in a sound condition and in a professional state of maintenance and repair.

   KITCHEN SINK BASE IS OPEN AT THE BOTTOM AND IS PACKED WITH RODENT NESTING. PLEASE REMOVE ALL RODENT NESTING AND REPAIR THE BASE OF THE CABINET. THANK YOU.

9. SPLC 34.10 **CEILINGS:** All ceilings must be maintained in a sound condition and in a professional state of maintenance and repair.

   THERE IS UNKEYED PLASTER ON THE CEILINGS THROUGHOUT THE HOUSE. PLEASE REPAIR ALL CEILING OPENINGS AND FAILING PLASTER TO A PROFESSIONAL STATE OF REPAIR. THANK YOU.

10. SPLC 45.03 **CONCEALED STORAGE:** Remove the storage from attic or other concealed spaces or provide and maintain one-hour fire resistive construction on the storage side of attics or other concealed spaces. Storage must not be place on exposed joists.

    PLEASE REMOVE ALL STORAGE FROM THE ATTIC STAIRWAY AND EXCESSIVE STORAGE FROM THE ATTIC. THANK YOU.

11. SPLC 34.09 **DECK/STAIRWAY:** Repair or replace the unsafe stairways, porch, decks, guardrails, and handrail in a professional state of maintenance and repair. This work may require a permit(s). Call DSI at (651) 266-9090.

    PLEASE REPAIR THE DANGEROUS AND DAMAGED STEP BOARDS ON THE FRONT AND REAR PORCH STAIRS. REPAIR OR REPLACE DAMAGED PORCH FLOOR AT THE REAR TO ELIMINATE THE HOLES AND ROTTED EDGE. THANK YOU.

12. SPLC 34.09 **DOOR(S):** All doors and its hardware shall be in sound condition and fit within its frame. Doors shall be maintained in a professional state of maintenance and repair. Repair or replace the damaged door, hardware, or frame.

    PLEASE INSTALL MISSING BEDROOM DOOR ON THE SECOND FLOOR EAST BEDROOM AND REPAIR OR REPLACE ALL MISSING TRIM AND HARDWARE ON ALL BEDROOM AND CLOSET DOORS AS NEEDED. THANK YOU.

13. SPLC 34.09 **EAVES:** The eaves and soffits are in a state of disrepair or deterioration. Repair all defects, holes, breaks, loose or rotting boards, to a professional state of maintenance. Permit may be required.

    PLEASE REPAIR THE ROTTED EAVES ON THE SOUTH SIDE OF THE HOUSE AND REPAIR OR REPLACE THE DAMGED FASCIA WITH SQUIRREL HOLES AT THE REAR OF THE PROPERTY. THANK YOU.

14. SPLC 45.03 **ELECTRIC COVER PLATES:** Provide electrical cover plates to all outlets, switches and junction boxes were missing.

    NUMEROUS SWITCH PLATE COVERS ARE MISSING THROUGHOUT THE HOUSE. PLEASE REPLACE MISSING COVERS AS NEEDED. THANK YOU.

15. 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.

    WIRE NUTS, SPLICED JOINTS, MISSING ROMEX CONNECTORS AND MISSING JUNCTION BOX COVERS ARE MISSING THROUGHOUT THE HOUSE. PLEASE REPAIR AS NEEDED. PERMIT IS REQUIRED. THANK YOU.

16. SPLC 45.03 **EXTENSION CORDS:** Immediately discontinue use of extension cords.

    EXTENSION CORD WIRING IS NOT ALLOWED. PLEASE REMOVE ALL EXTENSION CORDS THROUGHOUT THE HOUSE. THANK YOU.

17. SPLC 34.09 **EXTERIOR DOOR:** Repair and maintain the door in good condition including the door latch and frame.

    PLEASE REPAIR THE FRONT DOOR JAMB AND REPLACE THE STRIKE PLATES TO ALLOW THE DOOR TO BE SECURED PROPERLY AND REPLACE ALL TRIM AROUND THE DOOR. THANK YOU.

18. 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.

    THERE IS STILL A LARGE QUANTITY OF DEBRIS IN THE REAR YARD. PLEASE REMOVE ALL DEBRIS FROM THE REAR YARD. THANK YOU.

19. 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.

    LIVE AND DEAD MICE WERE OBSERVED IN THE BASEMENT. PLEASE OBTAIN THE SERVICES OF A LICENSED EXTERMINATOR TO ELIMINATE THE MOUSE INFESTATION. THANK YOU.

20. SPLC 34.10 **FLOORS:** All floors must be maintained in a sound condition and in a professional state of maintenance and repair.

    PLEASE REPLACE THE DETERIORATED KITCHEN FLOOR AND MAINTAIN AS REQUIRED. THANK YOU.

21. SPLC 45.03 **GAS SHUT OFF VALVE:** Provide an approved gas shut off valve within 6 feet of the appliance in accordance with the mechanical code. This work may require a permit(s). Call DSI at (651) 266-8989.

    PLEASE REPLACE THE IMPROPER GAS VALVE FROM THE DRYER LOCATION IN THE BASEMENT. THANK YOU.

22. 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 THOROUGHLY CLEAN AND DISINFECT ALL SURFACES THROUGHOUT THE ENTIRE HOUSE TO ELIMINATE THE PET ODOR. THANK YOU.

23. SPLC 34.09 **LOCKS/DEADBOLT:** Lacking deadbolt door locks. Provide one-inch throw deadbolt locks for all entry doors to dwelling unit(s).

    PLEASE REPLACE THE INCOMPLETE DEADBOLT LOCK IN THE REAR EXTERIOR DOOR. THANK YOU.

24. SPLC 33.03 **PLUMBING:** Repair or replace and maintain all parts of the plumbing system to an operational condition. Permits may be required.

    THERE ARE LEAKING WATER SUPPLIES AND DRAINS ON THE KITCHEN AND BATHROOM SINKS, IMPROPER HUB COUPLING ON THE SECOND FLOOR TOILET DRAIN, WATER METER IS BURIED IN DIRT IN THE METER PIT (UNSURE IF THERE IS A BONDING JUMPER ON THE METER). PLEASE REPAIR ALL PLUMBING TO FUNCTION AS INTENDED AND DESIGNED. THANK YOU.

25. 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.

    PLEASE INSTALL A HANDRAIL ON THE BASEMENT STAIRS. THANK YOU.

26. SPLC 34.14 **VENTILATION:** Provide and maintain a window or approved ventilation system in all bathrooms. Repair or replace non-functioning ventilation system to meet code. Permit may be required.

    EXHAUST FAN FOR THE SECOND FLOOR BATHROOM IS VENTED INTO THE ATTIC. PLEASE PROPERLY VENT THE BATHROOM EXHAUST FAN. THANK YOU.

27. SPLC 34.10 **WALLS:** All walls must be maintained in a sound condition and in a professional state of maintenance and repair.

    PLEASE REPAIR ALL MISSING WALL PLASTER THROUGHOUT THE HOUSE. THANK YOU.

28. 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 REPAIR THE MISSING GLASS IN THE BASEMENT WINDOW ON THE EAST SIDE AND IN THE WINDOW AT THE BASE OF THE STAIRWAY TO THE SECOND FLOOR. THANK YOU.

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, Daniel Hesse, at 651-252-8293. To arrange an appointment or request an extension of time to complete repairs, you will need to speak directly to the inspector.

Sincerely,

Daniel Hesse
Enforcement Officer

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cc: Posted to ENS