Mai Vang

From: Lisa Martin
Sent: Thursday, November 6, 2025 9:49 AM
To: Marcia Moermond
Cc: Mai Vang; Joanna Zimny; Richard Kedrowski; ddgrahs@q.com; Lisa Martin
Subject: 555 Smith
Attachments: 202511061042.pdf

Ms. Moermond,

We met with Mr. Grahs yesterday and he provided full access to his home. He has successfully continued to make progress on the items listed in the condemnation.

We have revised the condemnation to show items that have been completed, and a repair schedule for the remaining items.

Dick will drop off a copy of the revised notice to discuss with Mr. Grahs in the event he has any questions.

Please review the proposed schedule as we continue to work with Mr. Grahs and the County to get assistance.

Respectfully,

Lisa Martin

SAINT PAUL
SAFETY & INSPECTIONS

Department of Safety and Inspections (DSI)
Angie Wiese, PE (MN), CBO, DIRECTOR

375 Jackson Street, Suite 220
St. Paul, Minnesota 55101-1806
Phone: 651-266-8989 Fax: 651-266-8951
Visit our website at www.stpaul.gov/dsi

Date: October 16, 2025

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

Dennis D Grahs
555 Smith Ave S
St Paul, MN 55107

Dear Sir or Madam:

The Department of Safety and Inspections, Division of Code Enforcement, has determined that the dwelling and premise at **555 Smith Ave S** is "Unfit for Human Habitation". In Accordance with Saint Paul Legislative Code, Chapter 34, Section 23, the premises will be placarded on **October 15, 2025** and ordered vacated no later than **October 22, 2025**.

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. Inspector found the home filled with flies, counters cluttered, egress windows blocked, small walking path throughout the home. This is also a fire hazard due to the excessive combustibles.

2. SPLC 34.19. – **ACCESS:** Provide access to the inspector to all areas of the building. NO ACCESS WAS GIVEN TO INSPECT THE BASEMENT OR SECOND FLOOR.

3. 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.

4. 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.

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

6. 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.

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

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

9. 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 requires a permit.** Call DSI at (651) 266-9090.

10. 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.

11. SPLC 33.03 (c). - **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 may require a permit(s). Call DSI at (651) 266-8989.

12. 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.

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

14. SPLC 34.14 (2). - **ELECTRICAL PANEL CLEARANCE:** Provide and maintain a minimum of 36 inches clearance in front of all electrical panels.

15. 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

16. 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 requires a permit.** Call DSI at (651) 266-9090.

17. SPLC 45.03. - **EXTENSION CORDS:** Immediately, discontinue use of electrical extension cords throughout the house, exterior and garage. This work may require a permit(s), call DSI at (651) 266-9090.

18. SPLC 34.09. - **EXTERIOR DOOR:** Repair and maintain the door in good condition including the door latch and frame. **Permit is required.**

19. 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.

20. SPLC 34.09. - **EXTERIOR WALLS:** The exterior walls and/or trim of the house and/or garage has defective or peeling paint, or unpainted wood surfaces. Maintain in a professional state of maintenance and repair.

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

22. SPLC 34.11. - **HEATING FACILITIES:** Every residential building or residential portion of a building shall have heating facilities that are properly installed, safely maintained and in good working condition, and capable of safely and adequately heating all habitable rooms, bathrooms and toilet rooms located therein to a temperature of at least sixty-eight (68) degrees Fahrenheit.

23. SPLC 34.09. - **GUARDRAIL:** Provide an approved guardrail. Intermediate balustrade must not be more than 4 inches apart. Intermediate rails must be provided if the height of the platform is more than 30 inches. **Permit is required.**

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

25. SPLC 45.03. - **MECHANICAL CLEARANCE:** Provide 30 inches clearance around all mechanical equipment including the furnace and water heater.

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

27. 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.

28. SPLC 34.09. - **SIDING:** The exterior walls of the house and/or garage are defective. Repair all holes, breaks, loose or rotting siding, to a professional state of maintenance. **Permit is required.**

29. 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. **Permit is required.**

30. SPLC 34.09. - **STAIRWAY/SIDEWALK:** All sidewalks, walkways and exterior stairs shall be maintained in a professional state of maintenance and repair, free of defects and hazards. Repair or replace the unsafe stairway, walkway, and/or sidewalks in an approved manner.

31. 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.

32. SPLC 34.12. - **SUPPLIED EQUIPMENT:** Repair and maintain all required and supplied equipment in an operative and safe condition to perform their intended function properly and safely in accordance with the provisions of the applicable code.

33. 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.

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

35. 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. **Permit is required.**

36. SPLC 34.10. - **WOODWORK:** All woodwork must be maintained in a sound condition and in a professional state of maintenance and repair.

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 Inspector Richard Kedrowski, at (651) 266-9141. To arrange an appointment or request an extension of time to complete repairs, you will need to speak directly to the inspector.

Sincerely,

Richard Kedrowski

Enforcement Officer

Badge No: 320

Cc: Posted to ENS

Please see the following plan:

Completed: Items # 2, 6, 11, 15, 19, 26, 27 & 33

Due by 12/8/2025: Items # 8, 13, 14, 16, 17, 22, 24, 25 & 31

Due by 2/9/2026: Items # 4, 5, 7, 21, 23 & 29

Due by 6/8/2026: Items # 3, 9, 10, 12, 18, 20, 28, 30, 32, 34, 35 & 36