



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street., Suite 220
Saint Paul, MN 55101-1806

Telephone: 651-266-8989
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322

September 28, 2011

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

Anne M Haney
317 Baker St W
St Paul MN 55107-2673

Dear Sir or Madam:

The Department of Safety and Inspections, Division of Code Enforcement, has determined that the dwelling and premises at **317 BAKER ST W** is "Unfit for Human Habitation". In accordance with Saint Paul Legislative Code, Chapter 34, Section 23, the premises will be placarded on **September 27, 2011** and ordered vacated no later than **September 27, 2011**.

Your attention is called to the following provisions of Section 34.23, Subsection 6 entitled, "Vacation of Structure or Unit":

"Any residential structure or residential unit which has been condemned or placarded as unfit for human habitation shall be vacated within the time set forth in the placard and/or order. It shall be unlawful for any person to let to any person for human habitation any structure or unit so condemned or placarded, and no person shall occupy the structure or unit after the date set forth in the placard and/or notice."

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

Conditions constitute material endangerment

Principle Violations: These deficiencies must be corrected before this condemnation and vacate order will be removed.

LACK OF MAINTENANCE/DILAPIDATION

1. WALLS: The interior walls are defective. There are walls that are open to the studs. Repair all wall defects and finish in a professional manner. **PERMIT REQUIRED.**

2. CEILINGS: The interior ceilings are defective. There are ceilings that are open to the studs. Repair all ceiling defects and finish in a professional manner. **PERMIT REQUIRED.**

3. ELECTRICAL WIRING: There are improperly run electrical wires. Properly install all wiring. **PERMIT REQUIRED.**

FIRE HAZARD

4. EXTENSION CORD WIRING: There is extension cord wiring throughout the dwelling. Immediately cease use of all extension cord wiring.

5. SMOKE DETECTORS: Lack of properly installed and/or operable smoke detectors. Provide functioning smoke detectors.

6. BLOCKED EXITS: The exits and/or access to exits are blocked by storage and refuse. Provide exits for occupants and emergency personnel.

UNSANITARY CONDITION

7. REFUSE/DEBRIS: There is an excessive accumulation of refuse and debris throughout the dwelling. Remove refuse and debris from dwelling.

LACK OF BASIC FACILITIES

8. FURNACE/HEAT: The furnace has been removed. Install a furnace to ensure adequate heat. **PERMIT REQUIRED.**

9. HOT WATER: The gas to the water heater is off. The water heater is not properly vented. There is no record of a permit for the recent water heater installation. Properly install the water heater. **PERMIT REQUIRED.**

10. BATH TUB/SHOWER: There is no working bath tub or shower. Install bath tub/shower. **PERMIT REQUIRED.**

11. BATHROOM SINK: There is no bathroom sink. Install bathroom sink. **PERMIT REQUIRED.**

12. CARBON MONOXIDE DETECTOR: Missing or improperly located carbon monoxide detector. Per MN State Statute 299F.50 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 manufacturers instructions.

13. CODE COMPLIANCE: Due to the number of deficiencies, a Code Compliance Inspection will be required before a Placard Lift will be issued.

Other Violations: These deficiencies must be corrected in order to bring this property into compliance with the Saint Paul Legislative Code.

14. EAVES/SOFFITS: 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.

15. EXTERIOR WALLS: The exterior walls and/or trim of the house and/or garage has defective, peeled, flaked, scaled or chalking paint or has unpainted wood surfaces. Scrape and repaint to effect a sound condition in a professional manner.

- 16. WINDOWS: The windows and/or storm windows are in a state of disrepair. Replace all missing or broken window glass. Make all necessary repairs to frames, sashes, hardware and associated trim in a professional manner. Permit may be required.**
- 17. SCREENS: The window and/or door screens are missing, defective or in a state of disrepair. Provide proper window and door screens for all openable windows and doors. Screens must be tight fitting and securely fastened to the frames.**
- 18. DEFECTIVE STAIRS. Stairs are broken, defective, or in disrepair. Repair in a professional manner. SIDE STAIRS. PERMIT REQUIRED.**
- 19. GUARDRAIL/HANDRAIL: There are missing or defective guardrails. Provide all stairways, porches, decks or steps which are more than 30" high with guardrails and intermediate rails with openings in the guardrail no more than four (4) inches apart and in accordance with the State Building Code. SIDE STAIRS.**

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) 266-8688. 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, Joel Essling, at 651-266-1904. To arrange an appointment or request an extension of time to complete repairs, you will need to speak directly to the inspector.

Sincerely,

Joel Essling
Enforcement Officer

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c: Posted to ENS

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