



**CITY OF SAINT PAUL**  
*Christopher B. Coleman, Mayor*

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January 24, 2014

Antoine G Irani  
172 Red Oaks Dr  
Saint Paul MN 55127-6128

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

RE: 96 MANITOBA AVE  
Ref. # 119762

Dear Property Representative:

Your building was inspected on January 24, 2014.

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 Legislative Hearing Officer has ordered today's inspection and the results are to be reviewed at the January 28, 2014 legislative hearing.

**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. Unit 1 - SPLC 34.23, MSFC 110.1 - This occupancy is condemned as unfit for human habitation. This occupancy must not be used until re-inspected and approved by this office.-Lack of basic facilities. (Water/Heat)
2. Unit 1 - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls in an approved manner.

3. Unit 1 - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the ceiling in an approved manner.
4. Unit 1 - SPLC 34.11 (6) - Provide and maintain a minimum of 68 degrees F in all habitable rooms at all times.
5. Unit 2 - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls in an approved manner. -Throughout
6. Unit 2 - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the ceiling in an approved manner.
7. Basement - Multiple locations - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.
8. Basement - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 4715.0200.C - Provide an approved number and type of plumbing fixtures.-Numerous broken water lines due to the frozen pipes.
9. Basement - SPLC 34.10 (3), 34.33(2) - Provide an approved handrail. The top of the handrail must be between 34 and 38 inches above the treads and run the entire length of the stair.
10. Basement - MSFC 3404.2.13.2.3 - All above/underground tanks which have been out of service at least 1 year shall be properly removed, unless tanks are tested in an approved manner and properly returned to service. (Permits)
11. Basement - SPLC 34.11 (4), 34.34 (1), MPC 4515, MPC 326 - Connect or cap the sewer piping in accordance with the plumbing code.
12. Basement - SPLC 34.10 (2), 34.33 - Repair and maintain the damaged structural member. This repair may require a building permit, call DSI at (651) 266-9090.-Post jack in basement not properly installed.
13. Exterior - Rear stairs - SPLC 34.09 (2) 34.32 (2) - Provide an approved guardrail with intermediate ballustrade or rails 4 inches or less apart. This work may require a permit(s). Call DSI at (651) 266-9090.
14. Exterior - Rear stairs - SPLC 34.09 (2) 34.32 (2) - Provide an approved handrail. The top of the handrail must be between 34 and 38 inches above the treads and run the entire length of the stair.
15. Exterior - Rear stairway - SPLC 34.09 (2), 34.32(2) - Repair or replace the unsafe stairways, porch, decks or railings in an approved manner. This work may require a permit(s). Call DSI at (651) 266-9090.-deteriorated wood
16. Exterior - Sidewalks - Remove the accumulation of snow or ice from the public and private sidewalk abutting this property.-Covered in snow and ice.

17. Exterior - SPLC 34.09 (1) b,c, 34.33 (1) b, c - Provide and maintain all exterior walls free from holes and deterioration. All wood exterior unprotected surfaces must be painted or protected from the elements and maintained in a professional manner free from chipped or peeling paint.
18. Furnace - MN Rules 1300.0180 - Immediately discontinue use of unsafe heating appliance until repaired or replaced by a licensed contractor. This work may require a permit(s). Call DSI at (651) 266-9090. Red tags may not be removed except by fire department inspector.-Furnace was condemned by Standard Heating
19. Garage - SPLC 34.08(5), 34.32(3) - All accessory structures including, but not limited to, detached garages, sheds and fences shall be maintained structurally sound and in good repair. Provide and maintain exterior unprotected surfaces painted or protected from the elements.
20. Unit 1 - Side Storm door - MSFC 1028.3 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exitway.-Screen door blocked by ice.
21. Unit 1 - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window frame.-Window in the bedroom is stuck in the open position.
22. Unit 1 - SPLC 34.23, MSFC 110.1 - This occupancy is condemned as unsafe or dangerous. This occupancy must not be used until re-inspected and approved by this office.-Using open flame propane heater for the interior of the property.
23. Unit 1 - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.-There was not a working smoke detector in the unit.
24. Unit 1 - 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.
25. Unit 2 - Bathroom Shower - SPC 4715.2000, 2110 - Provide an approved backflow preventer. This work may require a permit, call Regional Water Services at (651) 266-8989.
26. Unit 2 - Bathroom sink - SPLC 34.11, MSBC 2902.1, SPLC 34.17, MSPC 415.0220 - Repair or replace and maintain all parts of the plumbing system to an operational condition.-Sink is caulked to the wall with improper materials.
27. Unit 2 - Kitchen - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the floor in an approved manner.-Repair or replace the floor tile.
28. Unit 2 - Kitchen - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped.
29. Unit 2 - Throughout - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door frames.

30. Unit 2 - Throughout - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window in good condition.
31. Unit 2 - MSFC 1028.3 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exitway.-Remove shoes and all materials to allow full function of the entry way door at the top of the stairs.
32. Unit 2 - MN Stat 299F.18 - Immediately remove and discontinue excessive accumulation of combustible materials.-Reduce clutter by 25%
33. Unit 2 - SPLC 34.10 (3), 34.33(2) - Provide an approved handrail. The top of the handrail must be between 34 and 38 inches above the treads and run the entire length of the stair.- Handrail does not extend the entire length of the stairs.
34. SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window glass.-Numerous broken window panes throughout.
35. SPLC 34.11 (6), 34.34 (3) - Provide service of heating facility by a licensed contractor which must include a carbon monoxide test. Submit a completed copy of the Saint Paul Fire Marshal's Existing Fuel Burning Equipment Safety Test Report to this office.
36. SPLC 39.02(c) - Complete and sign the smoke detector 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: [leanna.shaff@ci.stpaul.mn.us](mailto:leanna.shaff@ci.stpaul.mn.us) or call me at 651-266-8980 between 7:30 - 9:00 a.m. Please help make Saint Paul a safer place in which to live and work.

Sincerely,

Leanna Shaff  
Fire Inspector  
Ref. # 119762