



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220
Saint Paul, Minnesota 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-8951
Web: www.stpaul.gov/dsi

June 25, 2013

DIANE SCHMIDT
JOSEPH SCHMIDT
6534 HOKAH DR
CIRCLE PINES MN 55014-1343

NOTICE OF CONDEMNATION UNFIT FOR HUMAN HABITATION ORDER TO VACATE

RE: 915 AGATE ST
Ref. # 110770

Dear Property Representative:

Your building was inspected on June 25, 2013.

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 following deficiency list must be completed or the building vacated by the re-inspection date.

A reinspection will be made on or after July 25, 2013.

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. Basement - MN Stat 299F.18 - Immediately remove and discontinue excessive accumulation of combustible materials.-Clothing
2. Basement - SPLC 34.10 (3), 34.33(2) - Repair or replace the unsafe stairway in an approved manner.-Stairway to the basement is very wobbily and not secure.

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3. Basement - SPLC 34.10 (3), 34.33(2) - Repair or replace the damaged handrail in an approved manner.-Stairway to the basement.
4. Basement stairway - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls in an approved manner.
 - Patch the holes and/or cracks in the walls.
 - Paint the wall.
5. Bedroom - MSFC 605.5 - Remove electrical cords that extend through walls, ceiling, floors, under doors, or floors coverings, or are subjected to environmental or physical damage.
 - Fan in the bedroom.
6. Main Floor - Bathroom - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the cabinets in an approved manner.
 - Repair or replace the damaged framing.
7. Man Door - SPLC 34.09 (3) i - Repair and maintain an approved one-inch throw single cylinder deadbolt lock.
 - Garage side door.
8. Throughout - 299F.362 (5)(a) - 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.-Multiple smoke detectors have been disabled by the tenants.
9. Throughout - SPLC 34.10 (6), 34.33 (5) - Exterminate and control insects, rodents or other pests. Provide documentation of extermination.-Mice/cockroaches
10. Throughout - SPLC 53.01, SPLC 53.03 The owner of a rental residential property must notify tenants in writing, if the landlord receives notice of a contract for deed cancellation under MS 559.21, or a mortgage foreclosure notice under MS 580 or 582.

This notice to current tenants is in addition to the requirements of MS 504B.151 requiring notification of prospective tenants.

The required written notice to tenants shall be given by personal service with affidavit of service by a third party or by certified mail, return receipt requested.

Provide Fire Inspector with written documentation of notice and service.-Provide foreclosure documents to this office.

11. Throughout - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls in an approved manner.
 - Patch the holes and/or cracks in the walls.
 - Paint the wall.

12. Throughout - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the floor in an approved manner.-Repair or replace the carpeting.
13. Throughout - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the ceiling in an approved manner.-Repair or replace the damaged or deteriorated ceiling. Ceiling tiles in the bathroom have water damage.
14. Throughout - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.
15. Throughout - 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.-Multiple detectors have been disabled by the tenants.
16. **Throughout - 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.-(Gross unsanitary)**
17. Throughout - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped.
18. Throughout the property - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the floor in an approved manner.-Clean, Repair or replace the floor tile.
19. SPLC 34.10 (5), 34.33 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.-There is garbage strewn throughout the property.
20. 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.
21. 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: brian.tonnancour@ci.stpaul.mn.us or call me at 651-266-8955 between 7:30 - 9:00 a.m. Please help make Saint Paul a safer place in which to live and work.

Sincerely,

Brian Tonnancour

Fire Inspector

Ref. # 110770

cc: Housing Resource Center
 Force Unit