



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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

*Telephone: 651-266-8989
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October 30, 2014

GARY C SOUTHWARD
82 MOUNDS BLVD
ST PAUL MN 55106-6323

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

RE: 723 PLUM ST
Ref. # 110910

Dear Property Representative:

Your building was inspected on October 29, 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 following deficiency list must be completed or the building vacated by the re-inspection date.

A re-inspection will be made on or after December 1, 2014.

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. 2nd Floor - Bathroom - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the cabinets in an approved manner.-Replace all damaged bathroom vanity in 2nd floor bathroom.
2. 2nd Floor - Ceiling Fan - MSFC 1303 - Maintain accumulations of dust to a minimum. Floors and other surface dust must be collected by vacuum cleaning. Force air must not be used.-Remove accumulative build up on fan blades and ceiling above fan.

3. 2nd Floor - South Closet - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.-Remove extension cord running from closet into southeast bedroom.
4. 2nd Floor - South Closet - NEC 440.13 - For cord-connected equipment such as room air conditioners, household refrigerators and freezers, drinking water coolers, and beverage dispensers, a separable connector or an attachment plug and receptacle shall be permitted to serve as the disconnecting means. The appliance must plug directly into a permanent outlet.-Plug refrigerator into wall outlet without the extension cord attached.
5. 2nd Floor and Basement - Stairwells - SPLC 34.10 (3), 34.33(2) - Repair or replace the damaged handrail in an approved manner.-Secure handrails back onto walls.
6. 2nd and Basement Floor - Staircases - SPLC 34.10 (3), 34.33(2) - Repair or replace the unsafe stairway in an approved manner.-Repair or replace damage to basement staircase. Replace weak, soft or damaged 2nd floor staircase steps.
7. Basement - Appliances - SPLC 34.12 (2), SPLC 34.36 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition to properly and safely perform their intended function in accordance with the provisions of the applicable code. -Replace fire damaged washer and dryer.
8. Basement - Ceiling - 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.- Excessive charring along basement ceiling joists and decking throughout. Hire a licensed engineer to inspect damage. Send engineers report to inspector at 651.266.8951.
9. Basement - Sewer Pipe - SPC 4715.0400 - Provide approved plumbing materials for water, waste, and vent.-Remove and replace fire damaged sewer piping along basement ceiling.
10. Basement - Storage - MN Stat 299F.18 - Immediately remove and discontinue excessive accumulation of combustible materials.-Remove all storage from basement.
11. Basement - Utility Room - UMC 1346.703 - Provide 30 inches clearance around all mechanical equipment.-Remove all recycling and fire debris throughout utility room in basement.
12. Basement - Water Heater and 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.-Replace fire damaged water heater and furnace under permit.
13. Basement Ceiling - Structural Members - 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.-Severe charring to floor joists and decking along basement ceiling.

14. Entry Doors - North and South - SPLC 34.09 (3) i - Repair and maintain an approved one-inch throw single cylinder deadbolt lock.-Repair or replace deadbolt locks on both entry/exit doors.
15. Exterior - Abandoned Fridgeator - SPLC 34.08 (8), 34.31(6) - Immediately remove doors from refrigerator/containers to prevent entrapment.-Remove fridgeator from back of house immediately.
16. Exterior - Back Yard - MSFC 307.1 Fire Prevention has been receiving complaints regarding fires conducted on your property. All fires on the ground must be a minimum of 25 feet from structures or contained in a grill or outdoor fireplace. Wind speeds must be under 10 mph, constantly attended, a means of extinguishment must be provided. Only natural firewood can be burned (no construction materials, brush or waste materials), and fire shall be extinguished if the smoke is deemed a nuisance. A citation will be issued for non-compliance.-Remove unapproved fire pit from back yard.
17. Exterior - Door Frames - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door frame.-Replace all damaged door frames throughout the exterior of the house.
18. Exterior - Electrical Meter - SPLC 34.14 (2), 34.34 (5) - Provide an approved electrical service adequate to meet the building's needs. This work may require a permit(s), call DSI at (651) 266-9090.-Electrical meter removed from house.
19. Exterior - South Yard - SPLC 34.08 (3) - Provide and maintain suitable ground cover on all exterior areas to control erosion.-Seed and water in multiple areas.
20. Exterior - Tree Limbs - 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.-Cut back and remove all overgrown tree branches and limbs.
21. Exterior - West Side and Back Yard - SPLC 34.08 (1), 34.31 (1) - All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces.- Remove all fire debris and trash along west side and back of house.
22. GAS/ELECTRIC SHUT OFF - 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.-Electrical meter removed and Gas meter locked. Restore services to unit.
23. House - Foundation Walls - SPLC 34.09 (1) a, 34.32 (1) a - Provide and maintain foundation elements to adequately support this building at all points.-Repair cracked cement along the foundation walls.
24. House - Screens/Storm Windows - SPLC 34.09 (3), 34.33 (3) -Provide or repair and maintain the window screen.-Replace all damaged screens/storm windows throughout.

25. House - Walls - 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.-Replace missing covers on corners of the house.
26. Interior - Basement and Porches - MSFC 315.2 - Provide and maintain orderly storage of materials.-Remove storage from porches and basement throughout.
27. Interior - Doors - SPLC 34.12 (2), SPLC 34.36 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition to properly and safely perform their intended function in accordance with the provisions of the applicable code. -Repair or replace all damaged door knobs throughout interior.
28. Interior - Multiple Areas - MSFC 308.2.1 - No person shall throw or place, or cause to be thrown or placed, a lighted match, cigar, cigarette, matches, or other flaming or glowing substance or object on any surface or article where it can cause an unwanted fire.-Remove all discard cigarette butts throughout.
29. Interior - Throughout - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes were missing.-Replace all broken and damaged cover plates throughout the unit.
30. Interior - Throughout - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.-Repair all damaged fixtures, wall outlets and junction boxes throughout the house.
31. Interior - 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.-Property condemned due to fire in basement, but not limited to illegal sleeping rooms in basement and 2nd floor closet, sanitation throughout interior of house, missing/inoperable CO and smoke detectors throughout, charring to basement ceiling floor joists/decking and recycling throughout basement and main floor kitchen.
32. Interior - Throughout - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped.-Replace missing light covers throughout the unit.
33. Interior - Throughout - SPLC 34.10 (5), 34.33 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.-Remove all fire debris and fire damaged materials throughout the unit to include but not limited to: beds, furniture, clothing, chairs, tables, posters, all tenant storage throughout the interior of the house. Clean and sanitize entire house throughout in all rooms on all levels of the inside of the house. Remove all storage from west and south porches to include all trash from the west porch.
34. Interior - Throughout - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls in an approved manner. -Repair, scrape and paint all walls throughout the unit.

35. Interior - Throughout - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the floor in an approved manner.-Replace all damaged flooring throughout the unit to include all carpeted areas and hardwood floors.
36. Interior - Throughout - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the ceiling in an approved manner.-Repair all damaged ceilings throughout the unit.
37. Interior - Throughout - SPLC 34.10 (7), 34.33 (6) - Repair or replace and maintain the woodwork in an approved manner.-Replace all damaged doors and woodwork throughout the unit.
38. Multiple Areas - Throughout - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.-Replace all inoperative and fire damaged smoke detectors. Replace batteries in multiple detectors throughout the house.
39. Multiple Floors - CO Detectors - 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 manufacturer's instructions.-Missing CO detectors on main and 2nd floors.
40. North Exterior - Entry/Exit Door - Ext. Door SPLC 34.09 (3), 34.33 (3) - Repair and maintain the door in good condition.-Remove and replace with frame fitting door.
41. South Exterior - Drive Way - SPLC 34.08 (7) - All parking spaces shall be paved with asphalt, concrete, or durable dustless surfacing. Before any existing spaces may be paved, site plan approval must be obtained as specified in the St. Paul Zoning Code. Contact DSI Zoning at 651-266-9090.-Replace drive way under permit.
42. Storm Doors - Throughout - Ext. Door SPLC 34.09 (3), 34.33 (3) - Repair and maintain the door in good condition.-Replace all broken storm doors and door closers.
43. Storm Doors - Throughout - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door latch.-Replace all missing or broken latches all storm doors.
44. 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.
45. 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: sean.westenhofer@ci.stpaul.mn.us or call me at 651-266-8982 between 7:30 a.m. - 9:00 a.m. Please help make Saint Paul a safer place in which to live and work.

Sincerely,

Sean Westenhofer
Fire Inspector
Ref. # 110910

cc: Housing Resource Center
Force Unit