



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

April 13, 2015

CAROLYN CURTIS
9280 INDIAN BLVD
COTTAGE GROVE MN 55016USA

NOTICE OF CONDEMNATION UNFIT FOR HUMAN HABITATION ORDER TO VACATE

RE: 675 HALL AVE
Ref. # 122134

Dear Property Representative:

Your building was inspected on April 13, 2015, per the Legislative Hearing on April 7, 2015.

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 building must be vacated by April 17, 2015 at 4:00pm.

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 - East Bedroom - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window frame.
2. Exterior - Back Screen Door - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door latch.

3. Exterior - Doors - Ext. Door SPLC 34.09 (3), 34.33 (3) - Repair and maintain the door in good condition. -Doors are dented and damaged.
4. Exterior - 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.
5. Exterior - Throughout - SPLC 34.09 (1) a, 34.32 (1) a - Provide and maintain foundation elements to adequately support this building at all points.
6. Exterior - Throughout - 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. -Repair damaged areas of siding. Scrape and paint where needed.
7. Exterior - Throughout - SPLC 34.09 (1) e, 34.32 (1) d - Provide and maintained the roof weather tight and free from defects. -Repair and maintain the soffit and eaves.
8. Exterior - Throughout - SPLC 34.09 (3), 34.33 (3) -Provide or repair and maintain the window screen.
9. Exterior - West Door - SPLC 34.09 (3) i - Provide and maintain an approved one-inch throw single cylinder deadbolt lock.
10. Exterior - West Yard - SPLC 34.08 (3) - Provide and maintain suitable ground cover on all exterior areas to control erosion.
11. Interior - Basement - MSMC 504.6 - 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. -Dryer vent is not fully connected and not properly installed.
12. Interior – Living Room - MSFC 605.1 - Repair or replace damaged electrical switch.
13. Interior - Main Floor Bathroom - 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.-Repair or replace and maintain an approved private hand sink. Repair or replace and maintain an approved private toilet. **Main floor bathroom water supply was disconnected due to freeze up. Occupants are still using the toilet although there is no running water to it.**
14. Interior - Multiple Locations - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the ceiling in an approved manner.

15. Interior - Second Floor - MSFC 1028.3 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exitway. -Remove the items blocking the entry to the east side bedroom.
16. Interior - Throughout - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls in an approved manner.
17. Interior - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.
18. Interior - Multiple locations - SPLC 34.10 (7), 34.33 (6) - Repair or replace and maintain the woodwork in an approved manner.
19. 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.
20. SPLC 39.02(c) - Complete and sign the smoke detector affidavit and return it to this office.
21. MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped.
22. MSFC 605.1 - Remove unapproved exposed wiring and install in accordance with the electrical code. This work may require a permit(s). Call DSI at (651) 266-9090.-Exposed and improperly installed electrical wiring in the porch and basement.

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: adrian.neis@ci.stpaul.mn.us or call me at 651-266-8992 between 7:30 - 9:00 a.m. Please help make Saint Paul a safer place in which to live and work.

Sincerely,

A.J. Neis
Fire Inspector
Ref. # 122134