



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

*375 Jackson Street, Suite 220  
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May 8, 2015

TERRY GLASS  
8104 -- 83RD ST S  
COTTAGE GROVE MN 55016-3219

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

RE: 646 AURORA AVE  
Ref. # 122145

Dear Property Representative:

Per appeal your building was suppose to be inspected on May1. 2015. Due to you or your representative not being present your building was inspected on May 8, 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 following deficiency list must be completed prior to reoccupying the building

**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. Interior - 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. - All work must be done under permit. Contact DSI to obtain all necessary permits at 651-266-8989.

2. 2nd floor - SW window - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window glass. - During exterior inspection inspector noticed window on 2nd floor SW corner of the house to be broken.
3. 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.
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 - SPLC 45.03 (6) - Cut and maintain the grass/weeds less than 8 inches tall.- Cut and maintain all weeds to 8 inches or less on west side of garage.
6. Interior - 1st floor - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area and on every level of the home. - Repair and maintain hard wired smoke alarm on first floor.
7. Interior - 2nd floor - SPLC 34.10 (4), 34.33 (3) - Provide a bathroom floor impervious to water.
8. Interior - 2nd floor bathroom - SPLC 34.11 (4), 34.34 (1), MPC 4515, MPC 326 - Connect or cap the sewer piping in accordance with the plumbing code.-
9. Interior - Basement - SPLC 34.11 (6) - Provide and maintain a minimum of 68 degrees F in all habitable rooms at all times. – Repair work or replacement of the boiler shall be done under permit. Contact DSI to obtain permit at 651-266-8989. This permit need to be approved prior to reoccupancy.
10. Interior - Basement - SPLC 34.10 (3) 34.33(2) - Provide an approved guardrail. Intermediate ballustrade must not be more than 4 inches apart. Intermediate rails must be provided if the height of the platform is more than 30 inches.
11. Interior - 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.
12. Interior - Basement - MN Rules 1300.0180 - Immediately discontinue use of unsafe heating appliance until repaired or replaced by a licensed contractor. This work requires a permit. Call DSI at (651) 266-8989.
13. Interior - Basement - MFGC 402 - Provide proper sizing of the pipe to the fuel burning equipment in compliance with the mechanical code. This work may require a permit(s). Call DSI at (651) 266-8989.

14. 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 requires a permit. Call DSI at (651) 266-8989.
15. Interior - Kitchen - 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 stove and maintain.
16. Interior - Kitchen - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the cabinets in an approved manner.-
17. Interior - Kitchen - MFGC 404.12 - Provide leak tight caps or plugs on disconnected or unused gas lines.
18. Interior - Kitchen - MFGC 409.5 - Provide an approved gas shut off valve within 6 feet of the appliance in accordance with the mechanical code. This work may require a permit(s). Call DSI at (651) 266-8989.
19. Interior - Multiple Locations - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the ceiling in an approved manner.
20. Interior - Multiple locations - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.
21. Interior - Multiple locations - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the ceiling in an approved manner. - Patch the holes and/or cracks in the ceiling and maintain in a professional state of repair.
22. Interior - Throughout - MSFC 605.1 - Remove unapproved exposed wiring and install in accordance with the electrical code. This work requires a permit. Call DSI at (651) 266-8989.
23. Interior - Throughout - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls in an approved manner. - Patch the holes and cracks in the walls and maintain in a professional state of repair.
24. Interior - Throughout - 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 radiator heating units where damaged or inoperative.
25. Interior - Throughout - SPLC 34.11(4), 34.34(1) SPC 4715.0200A - Provide an adequate water supply to all water closets, sinks, showers and tubs. - Restore water service to all fixtures (Owner states house has been winterized at this time due to no heat).

26. Interior - Throughout - SPLC 34.10 (5), 34.33 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.
27. Interior - Throughout - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls in an approved manner.
28. Interior - Throughout - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the floor in an approved manner.
29. Interior - Throughout - SPLC 34.10 (7), 34.33 (6) - Repair or replace and maintain the woodwork in an approved manner.
30. Interior - Throughout - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 4715.0200.C - Provide an approved number and type of plumbing fixtures.
31. Interior - Throughout - SPLC 34.11(5), 34.34(2), SPC 4715.0200Q - Provide adequate hot water between 120 degrees F and 130 degrees F.
32. Interior - Throughout - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area and on every level of the home.
33. Interior - 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.-
34. 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.
35. 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: [jeremy.hall@ci.stpaul.mn.us](mailto:jeremy.hall@ci.stpaul.mn.us) or call me at 651-266-8987 between 7:30 - 9:00 a.m. Please help make Saint Paul a safer place in which to live and work.

Sincerely,

Jeremy Hall

Fire Inspector  
Ref. # 122145

cc: Housing Resource Center  
Force Unit