



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

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August 22, 2014

DEL CO LIMITED PARTNERSHIP  
PO BOX 17122  
ST PAUL MN 55117-0122

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

RE: 430 EDMUND AVE  
Ref. # 122018

Dear Property Representative:

Your building was inspected on August 22, 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 reinspection will be made on August 26, 2014 at 9:30am.

**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. 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.- Building is condemned due to multiple fire and life safety code violations.

2. Exterior - Ext. Door SPLC 34.09 (3), 34.33 (3) - Repair and maintain the door in good condition.-
3. Exterior - Alley side - SPLC 71.01 - Provide address numbers on building-
4. Exterior - Front Steps - 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.-
5. Exterior - SPLC 34.08 (6), 34.31 (4) - Remove the accumulation of exterior storage that creates a nuisance or harbors rodents.-
6. 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.-
7. Exterior - SPLC 34.08 (1), 34.31 (1) - All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces.-
8. Exterior - SPLC 34.11 (8), 34.34 (4) - Provide approved garbage containers impervious to weather.-
9. Exterior - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window in good condition.-Several broken and missing windows.
10. Exterior - SPLC 34.09 (3), 34.33 (3) -Provide or repair and maintain the window screen.- Several broken and missing screens.
11. Exterior - SPLC 34.08 (3) - Provide and maintain suitable ground cover on all exterior areas to control erosion.-
12. Exterior - Doors - SPLC 34.09 (3) i - Provide and maintain an approved one-inch throw single cylinder deadbolt lock.-
13. Interior - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.-

14. Interior - MSFC 605.6 - Provide all electrical splices within junction boxes.-
15. Interior - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.-
16. Interior - 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.-
17. Interior - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.-
18. Interior - 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.-
19. Interior - MSFC 605.5.3 - Immediately, discontinue use of frayed, deteriorated, damaged or spliced electrical cords.-
20. Interior - MSFC 1028.3 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exitway.-Bedroom escape windows are blocked with furniture or clutter.
21. Interior - MSFC 315.2 - Provide and maintain orderly storage of materials.-
22. Interior - 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.- Basement has an illegal sleeping room with no escape window.
23. Interior - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped.-
24. Interior - SPLC 34.10 (5), 34.33 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.-
25. Interior - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls in an approved manner.

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26. Interior - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the floor in an approved manner.-
27. Interior - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the ceiling in an approved manner.-
28. Interior - SPLC 34.10 (7), 34.33 (6) - Repair or replace and maintain the woodwork in an approved manner.-
29. Interior - UMC 1346.703 - Provide 30 inches clearance around all mechanical equipment.-
30. Interior - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.-Provide additional smoke detectors outside the second floor sleeping area.
31. Interior - 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.-
32. 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.
33. 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: [adrian.neis@ci.stpaul.mn.us](mailto: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,

Adrian Neis  
Fire Inspector  
Ref. # 122018

cc:     Housing Resource Center  
         Force Unit