



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

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

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August 31, 2010

THERESA K ZASPEL  
537 IVY AVE E  
ST PAUL MN 55101-3413

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

RE: 1131 PAYNE AVE  
Ref. # 110368

Dear Property Representative:

Your building was inspected on August 31, 2010.

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.

### **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. FRONT PORCH - SPLC 34.08 (1), 34.31 (1) - All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces.
2. 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.

3. 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.
4. SPLC 34.11(4), 34.34(1) SPC 4715.0200A - Provide an adequate water supply to all water closets, sinks, showers and tubs.
5. SPLC 39.02(c) - Complete and sign the provided smoke detector affidavit and return it to this office.
6. SPLC 33.05 - Uncertified portions of the building must not be occupied until inspected and approved by this office.
7. SPLC 45.03 (6) - Cut and maintain the grass/weeds less than 8 inches tall.

For an explanation or information on some of the violations contained in this report, please visit our web page at: <http://www.ci.stpaul.mn.us/index.aspx?NID=211>

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: (651-266-8688) and must be filed within 10 days of the date of the original orders.

If you have any questions, email me at: [jacqueline.girling@ci.stpaul.mn.us](mailto:jacqueline.girling@ci.stpaul.mn.us) or call me at 651-266-8981 between 7:30 - 9:00 a.m. Please help make Saint Paul a safer place in which to live and work.

Sincerely,

Jackie Girling  
Fire Inspector  
Ref. # 110368

cc: Housing Resource Center  
Force Unit