



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

*375 Jackson Street, Suite 220  
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August 27, 2014

RAYMOND G CARLE  
941 AGATE ST  
ST PAUL MN 55117-5079

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

RE: 204 FRONT AVE  
Ref. # 121472

Dear Property Representative:

Your building was inspected on August 27, 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 20, 2014 at 9:30 AM.

**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. Exterior - Roof - SPLC 34.09 (1) e, 34.32 (1) d - Provide and maintained the roof weather tight and free from defects.-

2. 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 or replace the missing or damaged siding. Scrape and paint the chipped and peeling paint. Maintain in a professional state or repair.
3. Exterior - Throughout - SPLC 45.03 (6) - Cut and maintain the grass/weeds less than 8 inches tall.-
4. Exterior - Yard - SPLC 34.08 (1), 34.31 (1) - All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces.-
5. Exterior - Yard - SPLC 163.03, 163.01 (2), (3) - Currently license (tabs) all vehicles on the property and return the vehicles to an operative mechanical condition or remove vehicles from the property.-
6. Interior - Basement door - MSFC 1003.3.1.8 - Remove unapproved locks from the unit doors. The door must be openable from the inside without the use of keys or special knowledge or effort.-
7. Interior - Basement floor - SPLC 34.10 Interior structures. (1) Basements. Every basement and crawl space shall be maintained reasonably free from dampness and free of mold or mildew. Every basement area accessible to tenants shall have its floor paved with concrete or other durable, dustless surfacing to permit such floor to be kept clean and sanitary.-  
Pave the basement floor.
8. Interior - Kitchen, Living room - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the ceiling in an approved manner.-
9. Interior - Stairway - 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.-
10. Interior - Throughout - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.-
11. Interior - Throughout - 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.-

12. Interior - Throughout - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls in an approved manner.

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13. Interior - Throughout - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the floor in an approved manner.

14. Interior - Upstairs 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.-

15. 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.

16. 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: [scott.perrier@ci.stpaul.mn.us](mailto:scott.perrier@ci.stpaul.mn.us) or call me at 651-266-8995 between 7:30 - 9:00 a.m. Please help make Saint Paul a safer place in which to live and work.

Sincerely,

Scott Perrier  
Fire Inspector  
Ref. # 121472

cc: Housing Resource Center  
Force Unit