



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

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

*Telephone: 651-266-8989  
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Web: [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)*

September 17, 2014

Marvin E Hanks  
1282 Minnehaha Ave W  
St Paul MN 55104-1408

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

RE: 1282 MINNEHAHA AVE W  
Ref. # 121895

Dear Property Representative:

Your building was inspected on September 17, 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.

Per the Legislative Hearing Officer's recommendation, all work was to be completed by September 17, 2014 or the building vacated on September 19, 2014.

**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 bathroom - MSFC 605.1 - Remove unapproved exposed wiring and install in accordance with the electrical code. This work WILL require a permit(s). Call DSI at (651) 266-9090.
2. 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 WILL require a permit(s). Call DSI at (651) 266-8989.

**An Equal Opportunity Employer**

3. Bedrooms - 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.-Keyed locks and hasps on bedroom doors- interior side.  
9/17/14 update - rear bedroom now has a double cylinder deadbolt lock.
4. Exterior - SPLC 34.09 (2), 34.32(2) - Repair or replace the unsafe stairways in an approved manner. This work may require a permit(s). Call DSI at (651) 266-9090.-Front steps closest to the sidewalk crumbling.
5. Exterior - 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.- Retaining wall on east side is deteriorated and buckling. Side entry roof is no longer supported by this structure.
6. Exterior - SPLC 34.08 (1), 34.31 (1) - All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces.-Couch leaning on garage
7. 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. Foundation block is deteriorated and has holes.  
Roof is curling.  
Overhead door has deteriorated.  
Siding is rotting.  
Paint the structure.
8. House - Interior - Ext. Door SPLC 34.09 (3), 34.33 (3) - Repair and maintain the door in good condition.-Multiple locations, doors are damaged and broken.
9. House - throughout. - SPLC 34.10 (7), 34.33 (6) - Repair or replace and maintain the woodwork in an approved manner.
10. House - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.-Missing in multiple locations.
11. House - Ext. Door SPLC 34.09 (3), 34.33 (3) - Repair and maintain the door in good condition.- Side door is not weather tight.
12. House - 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. Multiple locations with deteriorated wood.  
Paint is chipped and peeling.
13. House - SPLC 34.09 (1) e, 34.32 (1) d - Provide and maintained the roof weather tight and free from defects.-Rear and side entry entry roof is sagging and curling.
14. House - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window glass.-Multiple locations with broken or cracked glass.

15. House - SPLC 34.09 (3), 34.33 (3) -Provide or repair and maintain the window screen.-Missing in Multiple locations.
16. House - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls in an approved manner. Sheetrock is missing or has holes throughout the structure.
17. House - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the ceiling in an approved manner. Sheetrock missing, stained or has holes throughout the structure. Paint is peeling in multiple locations.
18. Stairway to basement - SPLC 34.10 (3), 34.33(2) - Repair or replace the unsafe stairway in an approved manner. Bottom two steps are broken.
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. SPLC 34.08 (2) - Provide and maintain the property grade to slope away from the building to minimize the accumulation of water near the building. This work may require a permit(s). Call DSI at (651) 266-9090.-Water runoff is causing soil runoff and retaining wall to bow.

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: [leanna.shaff@ci.stpaul.mn.us](mailto:leanna.shaff@ci.stpaul.mn.us) or call me at 651-266-8980 between 7:30 - 9:00 a.m. Please help make Saint Paul a safer place in which to live and work.

Sincerely,

Leanna Shaff  
Fire Inspector  
Ref. # 121895