



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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March 17, 2016
DAVID R JOHNSON
BARBRO JOHNSON
14926 PAUL AVE N
MARINE ON ST CROIX MN 55047-9751

NOTICE OF CONDEMNATION UNFIT FOR HUMAN HABITATION ORDER TO VACATE

RE: 1737 BUSH AVE Ref. # 122960

Your building was inspected on March 17, 2016.

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.

1. **CONDEMNED - WATER OFF - 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.-Condemned for water off
2. **EXTERIOR - BRICK / BLOCK - 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 the crumbling bricks and blocks by parking area and near garage.
3. **EXTERIOR - FIRE PIT - MSFC 307.1** Fire Prevention has been receiving complaints regarding fires conducted on your property. All fires on the ground must be a minimum of 25 feet from structures or contained in a grill or outdoor fireplace. Wind speeds must be under 10 mph, constantly attended, a means of extinguishment must be provided. Only natural firewood can be burned (no construction materials, brush or waste materials), and fire shall be extinguished if the smoke is deemed a nuisance. A citation will be issued for non-compliance.

4. EXTERIOR - FRONT WINDOW - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window glass.-Glass is cracked on front window of living room, needs to be replaced or repaired
5. EXTERIOR - HOUSE - 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.-Peeling paint on the house, needs to be maintained
6. EXTERIOR - ROOF - SPLC 34.09 (1) e, 34.32 (1) d - Provide and maintained the roof weather tight and free from defects.-Roof is need of work, damaged in various spots
7. EXTERIOR - SIDE DOOR - Ext. Door SPLC 34.09 (3), 34.33 (3) - Repair and maintain the door in good condition.-Repair or replace the damaged side door by basement area
8. INTERIOR - BASEMENT DETECTOR - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.-Maintain detector on main level
9. INTERIOR - BATHROOM - SPLC 34.10 (4), 34.33 (3) - Provide a bathroom floor impervious to water.
10. INTERIOR - COVER OUTLET - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.-Missing cover outlets in living room
11. INTERIOR - DIRECT PLUG - NEC 440.13 - For cord-connected equipment such as room air conditioners, household refrigerators and freezers, drinking water coolers, and beverage dispensers, a separable connector or an attachment plug and receptable shall be permitted to serve as the disconnecting means. The appliance must plug directly into a permanent outlet.-Washer and dryer need to be direct plug
12. INTERIOR - DRYER VENT - 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 may require a permit(s). Call DSI at (651) 266-8989.
13. INTERIOR - EXTENSION CORDS - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.
14. INTERIOR - EXTINGUISHER - MSFC 906.1, MN Stat. 299F.361 - Provide approved fire extinguishers in accordance with the following types, sizes and locations.-Provide one minimum 1A10BC fire extinguisher within each apartment unit or a minimum 2A10BC not be more than 50' travel distance from each apartment entrance. They must be permanently mounted between 3 and 5 feet high in readily visible and easily accessible locations. Mount or remove extinguisher
15. INTERIOR - FLOORS - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the floor in an approved manner.-Repair or replace the floor tile. Missing tile in the living room / kitchen area and floor is very soft.

16. INTERIOR - KITCHEN - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the cabinets in an approved manner.-Repair or replace the damaged framing. In the kitchen
17. INTERIOR - LIGHTS - MSFC 605.1 - Repair or replace damaged electrical appliance wiring. This work may require a permit(s). Call DSI at (651) 266-9090.-Various light fixtures not working
18. INTERIOR - TOILET - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 4715.0200.C - Provide an approved number and type of plumbing fixtures.-Toilet is very loose, needs to be tightened down
19. INTERIOR - UPPPER - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls in an approved manner. -Repair or replace the damaged or deteriorated wall coverings. Missing tiles in the bathroom wall behind toilet, needs to be maintained in professional manner
20. INTERIOR - WALLS - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls in an approved manner. -Patch the holes and/or cracks in the walls. Maintain walls to be free of cracks or holes
21. INTERIOR - WATER HEATER - SPLC 34.11 (5), 34.34 (2) - Contact a licensed contractor to repair or replace the water heater. This work may require a permit(s). Call DSI at (651) 266-9090.-Maintain the water heater in the basement
22. INTERIOR - WINDOW FRAME - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window frame.-Interior framing on front window is rotten / has hole in it. Needs to be repaired or replaced

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: Jonathan.Gaulke@ci.stpaul.mn.us or call me at 651-266-8994 between 7:30 - 9:00 a.m. Please help make Saint Paul a safer place in which to live and work.

Sincerely,
Jonathan Gaulke
Fire Inspector
Ref. # 122960

cc: Housing Resource Center
Force Unit