



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street., Suite 220
Saint Paul, MN 55101-1806

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335.0

October 23, 2017

NOTICE OF CONDEMNATION AS UNFIT FOR HUMAN HABITATION AND ORDER TO VACATE

Clifford E Scott
434 Fry St
St Paul MN 55104-3707

Dear Sir or Madam:

The Department of Safety and Inspections, Division of Code Enforcement, has determined that the dwelling and premises at **434 FRY ST** is "Unfit for Human Habitation". In accordance with Saint Paul Legislative Code, Chapter 34, Section 23, the premises will be placarded on **October 20, 2017** and ordered vacated no later than **October 25, 2017**.

Your attention is called to the following provisions of Section 34.23, Subsection 6 entitled, "Vacation of Structure or Unit":

"Any residential structure or residential unit which has been condemned or placarded as unfit for human habitation shall be vacated within the time set forth in the placard and/or order. It shall be unlawful for any person to let to any person for human habitation any structure or unit so condemned or placarded, and no person shall occupy the structure or unit after the date set forth in the placard and/or notice."

**THIS DWELLING SHALL NOT AGAIN BE USED FOR HUMAN HABITATION
UNTIL WRITTEN APPROVAL IS SECURED FROM THE CITY OF SAINT PAUL;
DEPARTMENT OF SAFETY AND INSPECTIONS, DIVISION OF CODE
ENFORCEMENT**

Principle Violations: These deficiencies must be corrected before this condemnation and vacate order will be removed.

1. **CONDEMNATION:** This occupancy is condemned as unsafe or dangerous. It constitutes a condition of material endangerment to occupants and emergency personnel. The interior of home has gross unsanitary conditions. Inspector found the home filled with storage, counters cluttered, rotting food, egress windows blocked, and narrow walking path throughout the home. This is a fire hazard due to the excessive combustibles and wood burning stove.
2. **CARBON MONOXIDE ALARM:** 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 manufacturer's instructions.
3. **SMOKE DETECTOR:** The occupant of a dwelling unit must inform the owner of the dwelling unit of a nonfunctioning smoke detector within 24 hours of discovering that the smoke detector in the dwelling unit is not functioning. Smoke detector may not be tampered with or disabled at any time.
4. **ACCESS:** Provide access to the inspector to all areas of the building. Due to the clutter and no access to the second floor bedroom.
5. **INTERIOR SANITATION:** The interior shall be maintained in a clean and sanitary condition, free from any accumulation of refuse or garbage.
6. **COMBUSTIBLE MATERIALS:** Immediately remove and discontinue excessive accumulation of combustible materials. Remove 50% of storage from the home and property.
7. **UNSAFE HEATING:** Immediately discontinue use of unsafe heating appliance/wood stove and remove from the property. This work requires a permit.
8. **FURNACE:** Have a licensed heating contractor service and clean the furnace or boiler and make any necessary repairs. Perform a C/O test on the heating plant. Provide approved permit on the installation.
9. **WALLS:** All walls must be maintained in a sound condition and in a professional state of maintenance and repair.
10. **CEILINGS:** All ceilings must be maintained in a sound condition and in a professional state of maintenance and repair.
11. **FLOORS:** All floors must be maintained in a sound condition and in a professional state of maintenance and repair.
12. **EXTENSION CORDS:** Immediately, discontinue use of frayed, deteriorated, damaged or spliced electrical cords adequate to meet the building's needs. This work may require a permit(s), call DSI at (651) 266-9090.

13. **EMERGENCY ESCAPE AND RESCUE OPENING:** At least one window or door opening in every room used for sleeping purposes shall be openable from the inside and maintained in a professional state of maintenance and repair. Provide and maintain an approved opening from each sleeping room or area, or discontinue use of area as a sleeping room. This work requires an approved permit(s). Call DSI at (651) 266-8989
14. **SLEEPING ROOMS:** Sleeping room in the basement does not meet light, ventilation or escape requirements. Stop this use of this room or repair to meet sleeping room requirements.
15. **STORAGE:** Provide and maintain orderly storage of materials. Provide and maintain at least 2 feet clearance below the lowest structural member or the ceiling.
16. **SUPPLIED EQUIPMENT:** Repair and maintain all required and supplied equipment in an operative and safe condition to properly and safely perform their intended function in accordance with the provisions of the applicable code.
17. **ELECTRICAL PANEL CLEARANCE:** Provide and maintain a minimum of 36 inches clearance in front of all electrical panels.
18. **ELECTRICITY:** Immediately repair electrical service. Use of candles, fuel operated lighting or extension cord wiring and temporary lighting is not permitted. Have the hard wired smoke detector repaired or replaced by a licensed electrician under permit. Remove all temporary lighting and extension cords from the interior and exterior of home.
19. **BATHROOM:** Every dwelling unit shall contain within its walls a room, or adjacent rooms, separate from the habitable rooms which affords privacy and which is equipped with a toilet, hand sink and bathtub or shower. Repair the bathrooms to meet code.
20. **MORE THAN FOUR UNRELATED OCCUPANTS:** The use of this building for more than four unrelated adults would require approval and a Certificate of Occupancy. Use of this property does not conform to zoning ordinance. Immediately discontinue unapproved use and convert to legal use. Discontinue use as a rooming and boarding occupancy without approval and the required Certificate of Occupancy.
21. **CABINETS:** All cabinets must be maintained in a sound condition and in a professional state of maintenance and repair.
22. **DECK/STAIRWAY:** Repair or replace the unsafe stairways, porch, decks, railings and handrail in a professional state of maintenance and repair. This work requires a permit(s). Call DSI at (651) 266-9090.

23. **DOOR(S):** All doors and its hardware shall be in sound condition and fit within its frame. Doors shall be maintained in a professional state of maintenance and repair. Repair or replace the damaged door, hardware, or frame. Provide door handles on all doors.
24. **UNAPPROVED LOCKS:** 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.
25. **PLUMBING:** Repair or replace and maintain all parts of the plumbing system to an operational condition. Evidence of leaking plumbing throughout. Permits required.
26. **WINDOWS:** Repair and maintain the window in good condition including the glass, sash, frame and screens. Windows shall be without cracks or holes, sashes shall be in sound conditions, the window shall be easily opened and maintain the open position. All screens shall be maintained in a professional state of maintenance and repair.

Authorization to reoccupy this/these dwelling unit(s) will not be given until it is demonstrated that all principal violations have been corrected and that no new conditions exist which could constitute material endangerment or which threaten the peace, health, safety or welfare of the occupants of this building.

All repairs and new installations must be made in accordance with the appropriate codes. Permit information may be obtained from the Building Inspection and Design Section, 375 Jackson Street, Suite 220, (651) 266-8989.

You may file an appeal to this notice by contacting the City Clerk's Office at (651) 266-8585. Any appeal must be made in writing within 10 days of the date of this notice.

It is the responsibility of the property owner to keep all buildings secured and to properly maintain the premises at all times.

If you have any questions concerning this matter, please contact the Inspector, Lisa Martin, at 651-266-1940. To arrange an appointment or request an extension of time to complete repairs, you will need to speak directly to the inspector.

Sincerely,

Lisa Martin
Enforcement Officer

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c: Posted to ENS

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