



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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February 27, 2018

Boom Lor
1073 PAYNE AVE UNIT 1
ST PAUL MN 55130USA

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

RE: 805 ORANGE AVE E
Ref. # 109702

Dear Property Representative:

Your building was inspected on February 27, 2018.

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 or after March 5, 2018.

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 - Back Yard - SPLC 34.08 (1), 34.32 (1) - All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces.-Remove car parts and garbage.

2. Exterior - Throughout - SPLC 34.33 (3) - Repair and maintain the door in good condition.-Doors must be equipped with door knobs.
3. Exterior - Throughout - SPLC 34.09 (1)(2), 34.33 (1) - 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.-
4. Exterior - Throughout - 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.-
5. Exterior - Throughout - SPLC 34.09 (4), 34.33 (3) -Provide or repair and maintain the window screen.-All openable windows must be equipped with screens.
6. Front porch - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition.-
7. Interior - Basement - MSFC 603.5.3 - Provide clearance around all mechanical equipment.-Provide 30 inches of clearance around furnace and water heater.
8. Interior - Basement - MSFC 1030.1 - Provide and maintain an approved escape window from each sleeping room or area, or discontinue use of area as a sleeping room. This work may require permit(s). Call DSI at (651) 266-8989.-
9. Interior - Throughout - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.-Replace damaged outlet covers.
10. Interior - Throughout - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.-
11. Interior - Throughout - MSFC 605.5 - Remove electrical cords that extend through walls, ceiling, floors, under doors, or floors coverings, or are subjected to environmental or physical damage.-
12. Interior - Throughout - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped.-
13. Interior - Throughout - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner.-Patch holes.

14. Interior - Throughout - SPLC 34.13 (2), (3), SPLC 34.17 (2) - The unit is overcrowded. Reduce and maintain the number of occupants in the unit to: No more than four unrelated people.-

15. Interior - Throughout - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.-

16. Interior - Throughout - MSFC 1008.1.9.3 - 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.-

17. Interior - Throughout - MN State Statute 299F.50 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 manufacturers instructions.-

18. Interior - Water Shut 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.-Water is shut off. Have water service reconnected or the property vacated.

19. 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: Grant.Heitman@ci.stpaul.mn.us or call me at 651-266-8997 between 7:30 - 9:00 a.m. Please help make Saint Paul a safer place in which to live and work.

Sincerely,

Grant Heitman
Fire Inspector
Ref. # 109702

cc: Housing Resource Center
Force Unit

