



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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

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335.0

August 09, 2016

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

Douglas M Henneman/Mary L Henneman
1536 Van Buren Ave
St Paul MN 55104-1807

Dear Sir or Madam:

The Department of Safety and Inspections, Division of Code Enforcement, has determined that the dwelling and premises at **1536 VAN BUREN AVE** is "Unfit for Human Habitation". In accordance with Saint Paul Legislative Code, Chapter 34, Section 23, the premises will be placarded on **August 9, 2016** and ordered vacated no later than **August 16, 2016**.

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: The interior of the house constitutes material endangerment. The interior of home has been gutted and demolished without proper permits creating a dangerous/hazardous condition.
2. SMOKE DETECTOR. Lack of properly installed and operable smoke detector. Provide functioning smoke detectors in accordance with the attached requirement, within 24 hours.
3. WALLS. The interior walls are defective. Repair all wall defects and finish in a professional manner. Pull a permit for all interior wall work.
4. CEILINGS. The interior ceilings are defective. Repair all ceiling defects and finish in a professional manner. Pull a permit for all ceiling work.
5. FLOORING. The bathroom floor covering is deteriorated or inadequate. Provide floor covering which is impervious to water and easily cleanable throughout the bathroom and seal around the edges and fixtures. Replace all flooring throughout the home. The construction throughout has created holes in the flooring system that creates a hazard to occupants and emergency responders.
6. 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. Then, send the attached form back to the Inspector. Repair of gas fired appliances requires a permit. Pull a permit for all mechanical work.
7. 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. Remove all exposed wires. Pull a permit for all electrical work.
8. CARBON MONOXIDE ALARM. Immediately provide a carbon monoxide alarm located within 10 feet of each sleeping area. Installation shall be in accordance with manufactures instructions.
9. DEAD BOLT DOOR LOCKS. Lacking deadbolt door locks. Provide one-inch throw deadbolt locks for all entry doors to dwelling unit(s).
10. FOUNDATION. The foundation is deteriorated, defective or in a state of disrepair. Repair all foundation defects in a professional manner to a weather-tight, water-tight and rodent-proof condition. Permit may be required.
11. GUARDRAILS. There are missing or defective guardrails. Provide all stairways, porches, decks or steps which are more than 30" high with guardrails and intermediate rails with openings in the guardrail no more than four (4) inches apart and in accordance with the State Building Code.
12. HANDRAILS. The stairs have missing or defective handrails. Provide all interior and exterior stairways and steps of more that three (3) risers with

handrails which are grippable and installed 34" to 38" above the nose of the stair treads.

13. BASIC FACILITIES. Lack of basic facilities. Electric and/or gas service shut off to second floor.
14. DEFECTIVE STAIRS. Stairs are broken, defective, or in disrepair. Repair in a professional manner. Pull a permit for all stairs.
15. PLUMBING. All plumbing including water heaters, water pipes, gas pipes, garbage and disposal units, waste pipes, water closets, sinks, installation of dishwashers, lavatories, bathtubs, shower baths, installed clothes washing machines, or other similar equipment, catch basins, drains, vents, or other similarly supplied fixtures, together with all connection to water, gas, sewer or vent lines must meet code and will require a permit.
16. WATER HEATER. Contact a licensed contractor to repair or replace the water heater. This work may require a permit(s). Call DSI at (651) 266-9090.
17. G.F.C.I.: The bathroom is lacking an electrical G.F.C.I. outlet. Permit May Be Required.
18. DRYER VENTING. 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.
19. WOODWORK. Repair or replace and maintain the woodwork in an approved manner.
20. CABINETS. Repair and maintain the cabinets in an approved manner.
21. WOOD BURNING STOVE. Immediately discontinue use and remove the wood burning stove.
22. CODE COMPLIANCE INSPECTION. Due to the number of deficiencies, a Code Compliance Inspection will be required before a Placard Lift will be issued.

Other Violations: These deficiencies must be corrected in order to bring this property into compliance with the Saint Paul Legislative Code.

1. GARAGES AND ACCESSORY STRUCTURES. All garages and accessory structures must be in sound condition and secure from unauthorized entry. Repair or replace any missing doors, windows, or hardware for same.
2. EXTERIOR WALLS. The exterior walls and/or trim of the house and/or garage has defective, peeled, flaked, scaled or chalking paint or has unpainted wood surfaces. Scrape and repaint to effect a sound condition in a professional manner.

3. EAVES/SOFFITS. The eaves and soffits are in a state of disrepair or deterioration. Repair all defects, holes, breaks, loose or rotting boards, to a professional state of maintenance. Permit may be required.

4. ROOF/GARAGE AND HOUSE. The roof is deteriorated, defective, or in a state of disrepair. Repair or replace the roof covering to a sound, tight and water impervious condition. Permit required. Provide an approved permit for the house roof.

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) 266-8688. 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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